

DRAFT

Board Meeting Minutes

May 5, 2022 at 6 p.m. in the Community Center

Board Members Present:

Christi Huckabee, President

Rhonda Collins, Secretary

Audrey Phillips, Treasurer

Diane Slaybaugh, Member-at-Large

The meeting was called to order at 6:01 p.m.

A prayer was conducted by Dallas Coonrod. Christi Huckabee invited everyone to participate in the Pledge of Allegiance.

Old Business

Christi acknowledged and thanked all board members for their efforts. She also separately recognized Lou Turner's efforts and accepted his resignation from the board. Membership was informed that the vacancy would remain vacant until the September elections. The POA needs individuals to consider running for the POA board in September. There will be a mail out to members in preparation for the Annual Meeting in September. The POA needs to update all residents' emails, phone numbers and addresses.

Road crew members were recognized. Jimmy Harris indicated that they have used twenty-five tons of road material. Fifty more tons have been delivered. The tamper has been repaired and a 450 pound roller has been added to pull behind vehicle. From March 2022 through today, \$1400.00 has been donated to the pothole repair. It was also stated that blowing grass clippings into the road was a deterrent to our road surfaces and well as dangerous to our motorcycle riders.

Neighborhood Watch: Ellen Thornton has started working on the standards and rules for our Neighborhood Watch program and is asking for more volunteers.

Keep Sunrise Shores Beautiful is a project started by Christi Huckabee. No money has been spent on this. Proud of all the mowers who donated their time, gas and equipment to mowing and weed eating. So far since March, no money has been spent on trash pick up or mowing any areas.

Newsletter committee: Jamie Kashon is chair of the social media committee. She will be added to the Sunrise Shores POA Facebook as an admin. And stated the newsletter will be produced bi-monthly. Everyone that wants to submit anything they think may be news worthy may contact Jamie through Facebook POA page or POA email: sspoa11@yahoo.com.

Events committee: Maria Alvarez (not in attendance) is the chair. The committee raised \$1540 from the Easter event. The committee decided to donate \$385 to road fund, \$770 to designated project (board was told that this project was the south dock) and \$385 to future event (which has yet been determined).

Finance committee: The committee met one time. The committee needs more volunteers to assist in the development of this year's budget.

New Business

Tancy Stanbery has been asked to mentor board. Tancy spoke of twenty-five years as an executive working for membership associations. There will be three workshops: (1) Board development and communication; (2) Policies and procedures; and (3) Strategic planning.

Financials: Christi reported that the budget has not been completed and that the membership should have budget information in sixty days.

Approximately 32% of property owners have paid their property owner dues for this year.

The bank balance is \$29,774.57.

The road fund balance is \$4,704.86. This does not take into account the expense of fifty tons of material.

The total Community Center loan was \$91,622.40. It was explained that there was roof damage in 2016 and the loan was expanded then. The total balance of the loan as of February 2022 is \$30,994.50. The loan payment is now approximately \$1,200 a month. The POA will pay approximately \$14,000 towards the loan this year.

Christi reported that the board will pass bylaws and register with the county next week.

Changes in bylaws:

Five to seven members on board but and not less than three board members.

Three bids are required for expenses that are \$3,000 or more.

Proxy votes have been changed to not include a witness signature. If there is a question about a certain proxy it can be challenged.

Henderson County rules and ordinances apply to livestock.

Members discussed the following pertaining to the bylaws:

Limit chickens.

Add two signatures to checks.

Remedies to nonpayment should have consequences.

After this year no more forgiving past dues.

Certified mail communication is expected from residents but not from POA.

Why is there a curfew on the boat ramp?

Airbnb's are already happening.

No draining pools and hot tubs.

What dog vaccinations are needed? According to Henderson County current rabies are required.

Make sure contractors are insured.

Work on how to make sure that all driveways have culverts.

Concerns expressed about trash in yards. Members were asked to email POA sspoa11@yahoo.com with trash concerns.

Consider changing "Resident" in definitions to "Fee Simple Ownership" and "Leasehold Ownership".

What is the enforcement to be used for enforcing bylaws?

More clarification is needed for RVs such as a minimum manufacture date as well as the number of vehicles and RVs allowed on property.

Remove helipad and rename it as tennis court.

The meeting adjourned at approximately 7:55 p.m.

The board reconvened at 7:57 p.m. and voted unanimously to approve the bylaws. It was later decided to change “helipad” to “tennis courts” before filing with the County of Henderson.

Additional comments pertaining to bylaws after meeting adjourned:

Article IV, Section 2 (g) refers to “architectural review”. A definition of architectural review needs to be added.

Rules, sec 8 uses terms “temporary” and “long term” but provides no definition of those terms.

There is also no “rule” regarding outbuildings.