**May 7, 2018 SHPOA Meeting Notes**

**Karen Ragland called the meeting to order at 7:11 PM**

**Board Members Present:**

President K. Ragland, VP - R. Stout, Sec. - J. Dichito

Trustees: M. Simpson, D. McQuary, A. Truman, J. Wirth, D. Langford, Clerk – Janet Barker

Treas. - T. Gossett (Absent)

**“PROPERTY OWNERS TIME”**

There were 5 property owners in attendance

**Secretary Report – Jim Dichito**

* Jim D. presented the April Meeting Minutes --- J. Wirth motioned to approve and file and it was 2nd by R. Stout, the board approved to file.

**Treasurer Report – Todd Gossett** (absent)

* April Financial Report—Jim D. motioned to approve, and file and it was 2nd by R. Stout, the board approved to file.

Additional financial comments;

1. Karen Ragland commented that our attorney Jeffery, from K&C, said we could use “Spillway funds” to pay for the “Reserve Study” since the spillway is our largest asset.
2. David Langford said he is waiting for Spectrum to return his call regarding the lowering of our monthly internet expense and improving our internet speed.

**Committees:**

**BY-LAW: Todd Gossett** (absent)

* K&C are going to do a title research regarding By-Law amendments that were recorded and once completed we can move forward on a new/revised fee increase proposal.

**OLD Business (K. Ragland)**

* **The K&C seminar** was attended by K. Ragland, R. Stout and Jim Dichito.

1. K&C explained how important a reserve study is to a HOA.
2. Homeowners need to document complaints to a board in writing
3. SHPOA needs to start using form letters notifying members of violations

* **The OCLA Spring meeting**; R, Stout cannot attend, but Darrell McQuary plans to attend
* **Retention pond;** D. Langford said he would contact the Mayor of Jamestown regarding the condition of the water (quality) and get back to the board with the response.
* **K&C Form letters;** K. Raglandsaid she would get copies of available form letters for the board to review

**BEACH: Angie Truman:**

* Information form for the hiring of potential applicants for gate keeper (4 each), and Lifeguards (6)
* We need some sort of barrier/fence to keep trespassers out (people that do not pay!)
* Wrist bands MUST be used this year, unlike what we did in 2017.
* “Security issues” How do lifeguards (young teens) deal with unruly guests?

**Community Building: D. Langford**

* Tracy McLain who is a non-member wants to rent building.
* J. Dichito suggested we replace the lock/bar assembly on the main entrance door because it “locks” renters out if they leave their keys behind in the building.
* J. Wirth to research Greene County, requirements for panic bars for doors.

**Building Permits – D. McQuary**

* Permit issued for a fence on Apache and a storage building to Bob Hartley.

**Maintenance – J. Dichito**

* Jim D. and Darrell M. inspected the trees along the SHPOA fence line next to Amy and Chuck Taylor to ID the dead trees Amy was referring to and we still had difficulty finding dead trees. We will inspect the tree line again in several weeks to ID the dead trees she is referring to and report back to the board.
* There are no plans, currently, to supply water to the water slide. The risk factor for using an electric pump (near the lake) to pump the water is too high!
* Many sections of the kiddy fence in the beach area needs replaced. Much of the damage is due in part to the heavy wave action created by the nearby boat traffic.

The lattice sections will be replaced before the beach opens.

* D. McQuary offered to head up a team of folks to temporarily repair the Allegany dock and will report back to the board.
* J. Dichito explained that we need to replenish much of the sand on the beach this year since most of it was tilled in with the clay base last year. Aaron Dean was used several times in the past was found to be reasonably priced and did do a respectable job on prepping the beach.

**Note: Below is an email that J. Dichito sent out to all the board members on 5/16/18 regarding the cost associated for purchasing and the spreading of the sand. We ended up purchasing 4 loads of sand instead of 3 or 60 tons of sand at a cost of $1665. I made the decision for the 4th load because 45 tons of sand would not have been enough to do the volleyball court and the beach once it was spread.**

**The 7 board members that responded to approve the sand purchase were;**

**K. Ragland, R. Stout, J. Dichito, M. Simpson, J, Wirth, A. Truman, D. Langford.**

***From:*** *Jim Dichito <*[*jdichito@woh.rr.com*](mailto:jdichito@woh.rr.com)*>****Sent:*** *Wednesday, May 16, 2018 2:06 PM****To:*** *Matthew Simpson****Cc:*** *angela truman;* [*dave@damgunsllc.com*](mailto:dave@damgunsllc.com)*;* [*darrellmcquary22@gmail.com*](mailto:darrellmcquary22@gmail.com)*;* [*kerwrr.ragland@yahoo.com*](mailto:kerwrr.ragland@yahoo.com)*; KAREN E. CIV USAF AFMC AFRL/RQKCA RAGLAND;* [*jim@wirthadvertising.com*](mailto:jim@wirthadvertising.com)*;* [*randy@saveedge.com*](mailto:randy@saveedge.com)*; Gossett, Todd****Subject:*** *Re: Beach Maintenance*

*Trustees, last year most of the sand was tilled in with the Clay at the beach, as a result we need to purchase more sand to put on top of the beach and volleyball area. I have used Aaron Dean several times in the past and found him to be reasonable and very good when it comes to spreading the sand in the needed areas. cost is approximately $425 per 15-ton load for material and for him to spread it, it may need 2 to 3 loads to accomplish what we want there at the beach and volleyball court. The total cost will range from $850 to $1400 Depending on how much sand will be needed. Therefore, I need majority vote of the board to get this done for next week, please respond no later than tomorrow so I can schedule with Aaron Thank you Jim*

**LAKE PATROL: Matt Simpson**

* 5/20/18 will be the last for boat sticker sales.
* Buoys will be in place weekend of 5/12/18.
* Lake patrol personnel ask if a port-a-potty could be placed at the ramp for them, and fisherman, to use when the beach is not open, but it would require a deed covenant or a by-law change. Several board members felt a permanent restroom solution would be best.

**SMOKE SIGNALS/Website: Jim Wirth**

* Getting ready for next issue coming out in July.
* Dead line for info is 5/30/18 for the July issue.
* Updating website daily.
* Please send in photos for website.
* Matt Simpson & David Langford will be able to access and update website in addition to Jim W.

**New Business – K. Ragland**

* The garden Club asked for approval to locate a memorial bench, which was specified in an email to board. J. Dichito motioned to allow the bench to be installed in that location (detailed in the email) and R. Stout 2nd the motion and the board so approved**.**
* K. Ragland was going to contact New Jasper Twp. regarding the installation of a tornado siren here at the lake along with a possible grant to fund the siren.
* D. Langford reported on the progress of the basketball court estimates. It would cost approx. $16 k for a full-size court (52’ x 84’) in concrete. GradeCo said it would cost $8 k to do a full-size court in asphalt which would include grading and a base for the asphalt. If a base would not be required, the cost would be $6 k.

There are still many unanswered questions such as; Location, fencing, lighting and long-

term maintenance of the court. Presently we have a $5 K donation (with another $5 k future donation) set aside exclusively for this project, all from private donations. Dave Langford will have a firm price for this project for our June meeting.

**Note: The email below was sent out by D. Langford on 4/26/18 to the board members to approve the purchase of 2 each basketball goals for $1700.**

**Six board members responded and approved the purchase of the goals for $1700. They were; A, Truman, R. Stout, K. Ragland, T. Gossett, M. Simpson and D. Langford.**

**I suggest a copy of the purchase receipt and copy of the SHPOA check should be presented to document this purchase, and future ones as well, to the board and to the person that donated the funds so that we, the board, will be transparent with all of the transactions regarding this donation.**

***From:*** *David Langford <*[*dave@damgunsllc.com*](mailto:dave@damgunsllc.com)*>****Sent:*** *Wednesday, April 25, 2018 2:35 PM****To:*** *Randy Stout; RAGLAND, KAREN E CIV USAF AFMC AFRL/RQKCA; Angie Trueman; Darrell McQuary; Jim Dichito; Matthew Simpson; Todd Gossett; Karen Ragland; Jim****Subject:*** *Basketball Court*

*Good afternoon all,*

*I have been in contact with Grade Co which is a Blacktop Company. Using blacktop for the basketball court would put us back in the budget for a full court. From the last e-mail that I sent, it seemed to have overwhelming support from the board. So the question that I have is we have the opportunity to buy the goals at 50% off the original price ($1700.00 for both) and was wondering if this could be done? I only have this offer for 24 hrs and need to know. In the end, we will have to buy them anyways when this project is started.*

*My vote is yes for this.*

*David W Langford-Owner*

*DAM Guns LLC*

**Regular Meeting ended at 8:35 PM**

**Board went into Executive Session at 8:38 PM**

**Board came out of Executive session at 9:04 PM**

**Board meeting then ended at 9:05 PM**

**Jim Dichito, SHPOA Secretary**