Sugar Valley Lake Homes Assoc. INC

Annual Members Meeting

January 28th, 2023 @ 9:00am – 4-h Building, Mound City KS

Call to order by Dave Eastwood @ 9:00 am

Present: Eastwood, Iverson, Lance, Schnabel, Zyla, Assistant Manager Mayhugh, Attorney Kobs

Pledge of Allegiance led by Dave Eastwood

Invocation: Eastwood

Eastwood announced that as of Thursday January 26th, 2023, Steve Spencer was no longer the manager. Tracy Mayhugh was the associations acting manager and would take over permanently as association manager on Monday January 30, 2023.

Introduction of Candidates for Board: Russell Gray (write in) Angela Cummings, Ashlie Ensine, Mark Rector

Motion for 5-minute Executive Session for proxy votes by Lance

Second: Iverson

Motion for Executive session carried @ 9:13am

Eastwood called the meeting back to order from Executive session @ 9:19am

Eastwood: Last call to mark ballots @9:20 am

Motion to approve minutes from last annual meeting: Schnabel

Second: Zyla

Motion Carried

Committee Reports:

Donna Stephenson SVL Rec Committee: Bingo at SVL on the 2nd Saturdays of the month, 4-6pm, has had a good turnout, Rec Committee has earned an additional $275 from proceeds of SVL Bingo nights

Candace Sweet SVL Rec Committee: Thanked the board for the additional $200 annual to assist with expenses and would be looking at various fundraising for new playground and volleyball equipment. Noted the ATV/Golf Cart Parade had a good turnout and on average attendance has been around 30-40 people.

Tim O’Neil Architecture Committee: Talked about the building permit process and noted that in a 4 year span 274 building permits had been filed with 83 in 2022 alone. Out of those 261 were approved after application, 13 were initially denied however 6 refiled and were later approved. Only 7 had been denied.

Candace Sweet SVL Beautification Committee: Looking for members to assist with this committee

Michael Iverson Audit Committee: Noted the audit committee has met quarterly and during the audits have only found a few items which had been corrected. Committee has lost 2 members and would be looking for additional members

Eastwood noted that the sign ups sheets were located at the back of the room and any member wanting to assist with a committee should sign up

Open Forum:

Jolita Park SVL: Talked about the pool and thanked the board for the free admission for members. Questioned why Spencer was let go and didn’t think the process was fair

Kent Monday SVL: Stated after the last meeting he went back to look at his handbook about businesses in the hoa and could not find anything prohibiting them. Apologized for the mis- information given at previous meeting.

Reed Childers SVL: Questioned security and the lack there of. Wanted to know how the HOA could provide adequate security with the budgeted $25,000

Greg Gwin SVL: Asked the board out of the 3577 owned lots how are past due assessments being handled and collected. Also questioned the loss of the snackbar and why the salary of golf course employees had doubled.

Larry Goddard SVL: Stated he had lived fulltime for 3 years. Noted the association is zoned residential and if having businesses within the hoa should be handled through the county. Eastwood noted the county is who brought the issue to the board of directors. Goddard noted that the maintenance worker on the bobcat did more harm to our roads and did not assist. There needed to be more gravel on the roads.

Bill Sublet SVL: Stated he has owned for 30 years and bought primarily for recreation use. Felt things were going in the right direction having Spencer as manager and doesn’t understand the change. Didn’t know Tracy so it was no disrespect to her. Schnabel stated Spencer was the best manager we had had so far and the decision was not personal. Eastwood called meeting back to order after disruption from crowd. Noted association attorney was working on past due assessment collections and we are at a net gain. The association has purchased new POS systems that will assist with inventory, pricing and costs which will assist with finding the snackbar loss. The golf course budget has been adjusted this year to reflect actual spending.

Sandy Thompson SVL: Stated if you look at the original filed covenants and restrictions and bylaws filed with the county you will see it sates no businesses allowed. Kobbs noted he has a copy of the most current filed with the county and there is no mention of businesses in it. When Sandy Thompson was asked if she could provide what she is reading Thompson stated you can find it yourself.

Lori Tomerelli: Stated she has 2 issues. Collection of past due assessments and where the association is at on trashy lots, broke down cars. Schnabel noted that Zyla posts the meetings for members to watch and the association has been public about its aggressive response the past 6 months. Kobbs again spoke on the collection of past due assessments.

Candace Sweet SVL: Encouraged members to assist with the rules and regulations committee and be involved when we look at updating covenants and restrictions. Noted that rough figures would be $1,800 to send each mailing needed and it could cost as much as $7,200 in postage if multiple mailings are needed to achieve quorum.

Ron Johnson SVL: Discussed Spencer, the condition of the HOA when he was hired and the progress that has been made. Eastwood noted that Spencer was not fired.

Bob Lattimer SVL: Discussed security and how his property had an attempted break-in. Strongly suggested this person not attempt to break into his property and noted Kansas self protect laws.

Cindy Spilker SVL: Stated that the monthly board meeting do not have the turnout as compared to the current meeting. Encouraged members to attend the monthly meetings in equal numbers.

Jarod Nelson SVL: Stated he has noticed big changes in the board and the change the board has made. Noted it was important to look after your neighbors. Has a proposal to give to the board of directors for a recycling program that could bring additional revenue and benefit the association.

Randy Martin SVL: Stated he loves the community and in whole it is getting better. Suggested a duck race as a fundraising event and noted that he had been involved in a few that has had good turnout.

Cherri Nutt SVL: Stated she has owned for 15 years and loves the area. They have retired and built a house on their property. Encouraged members to sign up for the committees. Questioned the storage lot at SVL and the lake weeds in the 7 acre lake. Eastwood noted that SVL was looking for member to create a lake committee like HVL currently has and that treatments will occur again in the spring. Iverson noted that the owner for the trailer parked at the south entrance at SVL has been located. Also stated he will be in contact with another recycling company to get quotes to clean out the storage lot.

Eastwood made last call for open forum

Eastwood announced meeting would be in recess until voted were counted @ 10:16am

Eastwood called the meeting to order @ 10:39am with results

1003 total HVL Lots

3230 total SVL Lots

4233 Total Lots

203 Association Owned Lots at HVL

454 Association Owned Lots at SVL

358 votes required for Quorum

Angela Cumings- 90

Ashlie Ensign- 18

Mark Rector- 180

Russell Gray- 130

Mick Hays- 3

421 total votes collected- Quorum met

Schnabel said he respected everyone’s opinion and encouraged members to come to the meetings. Noted that conflicts are healthy for progress. Schnabel thanked the committee members for their work and thanked Spencer for his time as manager. Stated he was looking forward to Tracy managing the association and encouraged everyone to give her a chance. Welcomed Mark Rector to the board and thanked the members for allowing him to serve the community.

Eastwood stated he has known Steve a long time and appreciated the work he has done for the association. A thank you to everyone that ran for the board position and made note that there were a lot of positions open next year. Welcomed Mark Rector to the board.

Motion to Adjourn Meeting: Schnabel

Second: Lance

Motion Carried @ 10:43am