



SCOTT LAKE MAINTENANCE COMPANY

BOARD OF TRUSTEES

April 18, 2024

6 pm – 8 pm

Zoom and in the Community Center

Called to Order at 6:02 pm

Roll Call – Board of Trustees Present:

Eric Riffe Theresa Parsons Judy Zygar Tom Culleton Mike Pierce Joey Viola
 Marci Simmons

Adoption of Agenda:

President

MOTION: It was moved by Mike Pierce and seconded by Judy Zyger to adopt the agenda.
The motion passed unanimously.

Minutes Approval:

President

MOTION: It was moved by Theresa and seconded by Mike to approve the minutes as mailed out. The motion passed unanimously.

SLMC Member Comments and Board Responses – 30 minutes 3 minutes per member to speak.

Dennis Caines – Thanked everyone for the support that everyone has given the races, the board and community, and the clubs for providing food for the event. 20-25 model boaters will be in attendance.

Linda Gibbons – Arborist said no one should drive on or around the tree root systems. Dirt and grass should be the only thing around the trees.

Theresa Parsons – Thanked Eric for all his donations of his time and his equipment that he has donated over the past few years.

Old Business

- Draft Budget:

MOTION: It was moved Theresa Parson and seconded Judy Zyger to adopt the budget as presented. The motion passed unanimously.

- Wood Chips: The area by the tennis courts needs to be raked out.

- Matt's Unfinished Project Lean-to & Couch Removal:

We will work on getting someone to remove the couch in the community center and

possibly create a work party to complete the lean-too.

New Business

- Maintenance Position – Eric
 - Job Description – was sent out to all board members with the pay range from \$30.48-\$38.49 hourly.
 - Marci feels that 30 is too high to start a landscaper for our small HOA; should start at 25 and give small increment raises after 90 days.
 - Theresa stated that qualified people may not apply due to low wages. Labor is not cheap, we should be prepared to pay.
 - 90-day evaluation – hold to a standard of work that SLMC expects.
 - Living wage

MOTION: It was moved by Joey Viola and seconded by Judy Zygar to approve the job description as present and have it posted for hire on SLMC Website, Facebook, and Indeed. The motion passed 6 YES 1 NO.

- Landscape Company – Eric
 - NW Landscape 360 – Brian Bowes
 - ProTech Commercial Landscape
- ProTech knows the properties and comes in with a crew. The grounds looked pristine.

MOTION: It was moved by Marci Simmons and seconded by Joe Viola to have ProTech come in and do the first initial clean-up of all SLMC properties. The motion passed unanimously.

- Packet for Mailout – Penny

Theresa will mail the packet, including the voting instructions, ballot, bios, and proxy form, to the parliamentarian, Eric Peters. Eric Peters will oversee the voting process at the Annual Meeting on Saturday, May 11. We will need 2 locks on the ballot box. Alaine will seek members from all areas of the community to have various community members on the vote counting. If there isn't a quorum, ballots count as a participant, not per se who is in the building. Ballots will not be opened if there is not a quorum.

 - Instructions for voting
 - Proxy Form
 - Ballot
 - Bios

MOTION: It was moved by Theresa Parsons and seconded by Eric Riffe to have Alaine Schuman, a Non-board member as the chair of the Election Committee. The motion passed unanimously.

- Sides for Trailer:

The pickup has been cleaned up. The new mower fits into the shed but will not fit on the trailer. Possibly put sides on the trailer to haul the brush. We could sell the mower and trailer

MOTION: It was moved by Eric Riffe and seconded by Mike Pierce to sell the Toro riding lawn mower for \$2500 obo, no lower than \$2300; Trailer for \$900 no lower than \$800. The motion passed unanimously.

- Trees on Pathway/Trevue:

MOTION: It was moved by Eric Riffe and seconded by Tom Culleton to remove the trees on Trevue. The motion passed unanimously.

- Jake Larson – Chlorine Reads/On-Call Proposal
15-20 minutes = minimum 1 hour pay

MOTION: It was moved by Eric that Jake and seconded by Tom Culleton that Jake Larson will receive a minimum of \$40 an hour per call out. The motion passed The motion passed 6 YES 1 NO.

Committee Reports

- Architectural: David White will have a manufactured home put in on Bona Vista.
- Compliance: Farm animals on a property near the golf course.
- Communications: All articles for the newsletter are due by 10 am on Friday.
- Governance:
We have received answers from the attorney regarding the Bylaws, and the committee is working on the policy and procedures for the park. Policy for rental, shelter, boat launch, and the park. We will also include the ballfield & community center rentals.
- Parks – The bleachers are in, and the parks committee will put it together Friday for the hydro races and then the bleachers will be anchored down next to the tennis courts.
- Water:
CC&R - PFAS were listed in the report sent out to the community– PFAS do not disintegrate over time. DOH Water has a page that speaks of PFAS. More information will be given later as the necessary entities provide answers to us. EPA just set a standard last week. PFAS can be treated or filtered.
High magnesium & iron levels were high in 2022. Well #6,
Meter reads – If you have a reading that you feel is inaccurate then call the office so that it can be re-read, at no charge. Going on Facebook does not solve the issue.
Booster pumps still aren't fixed.
- Finance – Water & HOA profit and loss are current. The increase of 4% in dues will assist in keeping our reserves funded.
- Events:

- Hydro races on Saturday 10-4, 11-2 activities for kids,
- May 4 Beautification Day, we will have approximately 86 plants
- Fishing derby SLAMs will need to ok the camping in the park.

MOTION: It was moved by Marci Simmons and seconded by Joey Viola to have the SLAMS Club sleep in the park to guard the Fishing derby supplies. The motion passed unanimously.

Adjournment: 8:22 pm