

# Pelican Point Community Association

## Annual Meeting Minutes

June 2, 2014

The PPCA Annual Meeting was held at the shelter in the upper park on June 2, 2014. The meeting was called to order by President, Elton Miller at 7:03 p.m.

Members in attendance:

Tom Taylor	Michelle Krogh	<b><u>Proxies</u></b>
Joe Saenz	Pat Fitzgerald	Juli Miller
Allan Peterson	Alan White	Charles Sutton
Linda Tiffany	JoAnne Eppers	Dennis Smithgall
Kim Thomas	Freya Liggett	Sonya Smithgall
Larry Thomas	Will Caballero	Darell Partridge
Jennifer Gasperino	Becky Johnson	Rich Victor
Dennis Conley	Mark Johnson	Peggy Victor
Tom Keilmen	Gary Castle	Doug Williamson
Rick Honsowetz	Diana Castle	Terri Williamson
Steve Boyd	Chris Anderson	Jason McLean
Darlene Johnson	Sherri Anderson	Cami McLean
Don McGraw	Jennifer Brooks	Karen Mittelstaedt
Cliff Morgan	David Skeen	Edda Sievers
Kay Morgan	Eric Anderson	Tom Whittle
John Bross	Kevin Allen	Nancy Whittle
Dave Donley	Sue Ann Petico	Michael Campbell
Daniel Nighswonger	Elizabeth Byington	Theresa Campbell

It was determined that we had a quorum and the meeting proceeded.

First order of business was to approve the meeting minutes from the 2013 Annual Meeting. A motion was made by Tom Taylor to approve the minutes as written, it was seconded by Mark Johnson. The motion was unanimously approved.

### **Communications:**

None were shared.

### **Nominations for the Board of Directors**

President Elton Miller asked if there was anyone who would be willing to serve on the board for the next year. Mark Johnson and Freya Liggett said they would serve this year.

Elton presented the nominations for the Board of Directors for 2014/2015. He shared that Kathi Uhlinger, Karen Stall, and Steve Boyd are stepping down from their board positions, due to time constraints. Everyone thanked them for their service and wished them well.

Elton then shared the proposed slate of officers for 2014/2015 are as follows:

- President – Elton Miller
- Vice President – vacant
- Secretary/Treasurer – Kim Thomas
- General Member – Gary Castle
- General Member – Larry Thomas

We will discuss what positions Mark and Freya would like to serve in at our July board meeting. Tom Taylor made a motion to approve the slate of officers as presented and add Mark and Freya to the board. It was seconded by Don McGraw. The motion was unanimously approved.

### **Financial Report**

Kim Thomas and Jennifer Gasperino shared the financial report and fielded a few questions relating to monies for the Irrigation System, what was left in outstanding dues, Misc improvements, and legal fees.

- \$20,000 has been marked for Irrigation set-up in the 2014 Budget and \$15,000 in the 2015 Budget. We are starting this project now.
- Outstanding dues are coming in now that we have resolved the boundaries of who is required to pay association dues. Another billing will go out with a letter stating that if dues are not paid in full by August 31, 2014, a lien will be placed on those properties.
- Misc. Improvements are for updates and clean-up to the Upper Park. It includes painting soccer goals and fixing nets, baselines on baseball field, paint and clean-up on basketball court, and a volleyball pit. Don McGraw said he could get soccer nets for us.
- The budget line has been dropped on legal fees because the easement issue with Mr. Dexter has been resolved.

John Bross complained that he was overbilled for dues and that he didn't need to pay outstanding dues on a foreclosure property that he purchased. Jenny explained how the billing process worked this year and she would check to be sure he was not overbilled. Kim told him he did owe on the property he purchased and if he had gone through a title company they would have found the lien that was placed on the property. He disagreed and said the way he read it, he didn't have to pay it. Kim and Jenny told him he will be billed again and the lien will stay on the property until it is paid in full.

Elton Miller then asked for a motion to approve the budgets for 2014/2015.

There was a lot of questions about the Upper Park maintenance. There are a weeds, dry patches of grass, and the sprinklers are not in proper working order. Gary Castle said he would talk to Mr. Lawn and get him to be more proactive with the park and check to see why the water had not been working. There were several complaints that this has been an ongoing issue and needs to be resolved. Gary shared that the system was checked by Ladd Irrigation, after last year's meeting and the system does not have enough pressure. There has also been some repairs to sprinklers that were broken. There was a lot of ideas on how to make things better. Tom Taylor then made a motion that we get three bids from lawn care businesses and make sure they are not just mowing, but checking for weeds and making sure the sprinklers are all in working order or maybe have a lawn care provider and a separate sprinkler specialist that will keep the system up and running. It was seconded by Don McGraw and the motion was unanimously approved. The board was given permission to follow through and make necessary changes.

Elton then asked again for approval of the 2014 and 2015 Budgets. Tom Taylor made a motion to approve the budgets and it was seconded by Mark Johnson. The motion was unanimously passed.

### **Old Business**

Gary Castle painted the entry sign and it looks great. Thanks Gary!!

Elton shared that Pat Goodrich has plans to update the entry sign this summer.

Elton shared that the easement issue with Mr. Dexter has been settled and the road is back in working order and looks good. Others commented that it was much better access now.

There was a question about how Mr. Dexter acquired the PPCA waterfront lots through adverse possession. Elton explained what had transpired and the court ruled in Mr. Dexter's favor.

Kim is working on a Go Daddy website that should be up and running soon.

### **New Business**

Tom Taylor suggested that we install a kiosk at the entrance to Pelican Point. He then made a motion to get bids on what it would cost to install a kiosk and a path from the road to the kiosk. Jen Brooks seconded the motion and it was unanimously approved. He and Freya Liggett will work on this project.

Tom Taylor suggested that we have all the sprinklers replaced. He suggested that we hire a professional to come out to the park, redesign the system and replace all the sprinklers. Cliff Morgan said we could probably get a better price if we bought the sprinklers in bulk. There was a lot of people agreeing. Tom Taylor made a motion to get bids on what it would cost to have all of the sprinklers replaced. It was seconded by Mark Johnson. Elton brought up the fact that we are moving forward on getting irrigation from the lake. It will be a bigger pump and more than adequate for the needs at the park. Kim shared what has been done so far and what the plan was to move forward. There was agreement that the sprinklers need to be raised up, replaced or repaired to get them in working order, but until we get the new irrigation system installed, it would not be a good idea to replace all the sprinklers. Tom agreed and withdrew his motion.

There was discussion on dogs running loose, barking and attacking people. We shared the Grant County non-emergency phone number for complaints and told residents to call 911 if there was an attack.

Elton shared that Mr. Dexter made an attempt to have Park Place vacated, so he could include it in his property. Fortunately the Board of Commissioners ruled against him. He has filed again but it hasn't gone forward yet. Mark Johnson, who lives on Park Place, thanked everyone that went to the hearing to support him.

It was suggested that we do a spring clean-up each year to get the park in order. Everyone thought it would be a good idea and we will post it on the facebook page and our website when it is up and running.

A resident suggested that when we get the Upper Park in shape that we maybe do a few things to improve the Lower Park. Maybe a few picnic tables. It was agreed that it was a good idea and will be revisited when we have the time and money.

### **Other Business**

Elton asked if there was any other business and there was none.

Tom Taylor made a motion to adjourn the meeting, it was seconded by Don McGraw. The motion was unanimously approved.

The meeting adjourned at 8:35 p.m.