

Pelican Point Community Association

Annual Meeting Minutes

June 1, 2015

The PPCA Annual Meeting was held at the shelter in the upper park on June 1, 2015. The meeting was called to order by President, Elton Miller at 7:02 p.m.

Members in attendance

Franco Gasperino	Diana Castle	Edda Sievers
Manord Rucker	Paul Stenhouse	Michael Campbell
Evelyn Homanick	Larry Thomas	Theresa Campbell
Jenny Gasperino	Kevin Allen	Mike Nordin
Deborah Marchmonte	Brian Liggett	Pamela Nordin
Ginny Peterson	Freya Liggett	PW Fitzgerald
Elton Miller	Susan Richins	Jean Fitzgerald
Linda Tiffany	Greg McCoy	Lindy Russell
Mark Johnson	Laura McCoy	Lynn Russell
Becky Johnson	Kim Thomas	Charles Myhre
Loren Sandhop		Tamara Myhre
Dawn Sandhop	<u>Proxies</u>	Darell Partridge
Karen Mittelstaedt	Tom Keilman	Lawrence Stencil
Juli Miller	Kris Dexter	Kathryn Gilliland
Gordy Boshears Jr	Teresa Dexter	Victor Gilliland
Elizabeth Byington	Kay Morgan	Tom Whittle
Tom Taylor	Charles Sutton	Nancy Whittle
Gayle Taylor	Jenny Nighswonger	Dave Ruffin
Gary Castle	Daniel Nighswonger	Dolly Ruffin

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

First order of business was to approve the meeting minutes from the 2014 Annual Meeting. A motion was made by Mark Johnson to approve the minutes as written, it was seconded by Gary Castle. The motion was unanimously approved.

Communications:

Some comments and questions were sent in on the proxies and will be addressed as other business.

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. Kevin Allen said he would like to join the board. Elton asked him a few questions and then Elton made a motion to accept Kevin Allen for service on the PPCA Board. It was seconded by Mark Johnson and the motion was unanimously approved.

Elton presented the nominations for the Board of Directors for 2016. He shared that Gary Castle was resigning from the board and would be missed. Gary was a very hands on person and did a lot of projects for the parks. Thank you for all your service Gary!!

Elton then shared the proposed slate of officers for 2016 are as follows:

- President – Elton Miller
- Vice President – Mark Johnson
- Secretary/Treasurer – Kim Thomas
- General Member – Larry Thomas
- General Member – Freya Liggett
- General Member – Will Caballero
- General Member – Paul Stenhouse
- General Member – Kevin Allen

Elton made a motion to approve the slate of officers as presented. It was seconded by Mark Johnson. The motion was unanimously approved.

Financial Report

Elton asked if there were any questions on the Financial Statement or Budget.

Tom Taylor asked why the budget didn't reflect the carryover of bank monies from 2014 to 2015 and why there was no year to date total on 2015. Jennifer Gasperino said she didn't make any changes that she is using the same spread sheet that has been used in the past. Kim Thomas said she will go over budget with Jennifer and will make sure that those items are added to the budget now and for the future. Tom Taylor then asked why there was a \$20,000.00 line item for Sprinkler Repair. Elton said that was next on the agenda.

Elton then asked for approval of the 2016 Budget. Linda Tiffany made a motion to approve the budget and it was seconded by Mark Johnson. The motion was unanimously passed.

Old Business

Elton shared that the Jill Goodrich is still working on getting the irrigation water from the lake for the upper park. She has hit a few snags with a homeowner and is working with the County to resolve issues.

Elton then reiterated the ruling from Judge Sperline for the use of the lower park. Only Pelican Point 1-4 and their guest have access to the park. There was some complaints, but it is out of our control.

Elton then shared that Mr. Dexter filed two appeals to vacate Park Place and absorb the road into his property. Fortunately the Grant County Commissioners denied his requests and the road still remains open.

On a happier note Elton shared that the County had refunded over \$7000.00 on our taxes due to work from Kim and Jen and a letter from Chris Ries and we are now tax exempt.

Elton shared that our website is up and running at ppcaml.com
Kim worked with Michaelle Boetger and we be adding other items such as minutes, community events, and or notices.

Tom Taylor suggested that we should still have a reminder sign posted at the entrance for the Annual Meeting. No one seems to know where the sign we had has gone. Kim will order another one for next years meeting.

New Business

Elton shared that the board is getting two bids for upper park improvements, starting with the sprinklers. We plan on replacing or repairing, and raising all the sprinklers in the park, so they are in working order. We have also purchased a volleyball set-up and will be getting that installed. There are future plans to resurface the basketball court, repair the soccer goal and add new nets, clean and repair horse shoe pit, repair baseball backstop and mark baselines, add more equipment to the play area, and add off street parking at the west end of the park. Freya Liggett spoke with Roland Gonzalez from the City and he has agreed to prepare an overall plan for development of the upper park for free. Thank you Freya and Roland!! It was also suggested that Roland add an adult “Ninja” training course in the upper park plan☺

It was suggested that we look into purchasing two doggie waste stations and place them at opposite ends of the park. Maybe people would be more responsible about picking up after their dogs. Everyone agreed that would be a good addition and Kim said she will look into what it costs and email the board.

It was then suggested that we add two trash receptacles and have one by the playground and one by the shelter. Again everyone agreed on this and Kim will find prices and email the board members.

Elton said that a few of the guys were going to get together and clear some brush at the lower park to improve parking. They are going to review the JARPA and go from there. It was also suggested that a porta potty would be a welcome addition for summer. All were in agreement and Elton is going to look into what it takes to get it installed and serviced.

Other Business

Elton asked if there was any other business.

Franco Gasperino asked what the cost of the lake irrigation would be for the PPCA. The answer is minimal. There may be some connection fees when it gets to the park area but we won't know until it happens.

Susan Richins asked if there was anything we could do to clean-up the entry sign. Maybe some stacked stone and a new pelican. Kim will contact Pat Goodrich and see what can be done.

Proxy notes:

1. Ask County to add cubing and paving on road between Viewmont and Pelican Drive and Vernal and Viewmont by the park. There are issues with water runoff and erosion. Kim will prepare a letter to be sent.
2. One of the docks at the lower park is too far away from shore making those who want to access it walk in water. Elton is going to see what needs to be done.
3. A resident wants to make sure the Stacey Addition homes comply with roof height requirements. Since they will need to have a permit before construction the County should be looking at requirements.

4. Consider lowering the dues to \$90.00 or \$60.00 for those who cannot use the lower park area. Some of the plat maps show the dues fixed at \$120.00 per year and 8.2 of our bylaws state \$10.00 per month in dues. Homeowners should have been informed of this when they purchased their properties. Allocation of funds are such that the majority of monies go towards maintaining and improving the upper park area that is open to all residents.
5. Is there a timeline for the upper park improvements?
Sprinklers first and then after we have a master plan, start implementing improvements as money allows.

Elton asked for a motion to adjourn and Mark Johnson made a motion to adjourn the meeting, it was seconded by Larry Thomas. The motion was unanimously approved.

The meeting adjourned at 8:22 p.m.

After the meeting resident Elizabeth Byington approached Elton and said that her son was looking for an Eagle Scout project and that she would have him draw-up plans to fix-up the baseball field. Elton said he thought that would be a good idea and he would wait to see the plans.