

SPBHA board meeting minutes

Meeting Date: Tuesday, Sept 21, 2021, 7pm in person

Where: 5161 Gallagher Blvd (Jim's house)

Attendees: Jim Dwyer, Tod Dalrymple, Scott Treat, Joe Ouillette, Mike Donovan, Jason Garrity

Jim Dwyer commented that the insurance policy expires on October 4th and needs to be renewed for \$1470.

Unpaid HOA dues: There is only one homeowner with unpaid dues. This homeowner has 2 years of unpaid dues (\$250). Three past-due notification letters have been sent through the US mail to the homeowner, but with no response.

- Scott volunteered to stop by and speak to the homeowner in person.

Scott Treat email, 9-28-2021: Scott talked to the homeowner and they agreed to pay. Scott made it clear it was for 2 years and the amount was \$250. Scott made no mention of possible legal action (small claims court).

Mike distributed a copy of the HOA budget / cash flow. It showed 2019 and 2020 actuals for all income / expenditure amounts. Then it showed 2021 YTD actuals, 2021 full year expected and a 2022 budget. There was some discussion of how the "pre-paid" HOA dues have affected the income flow. (reminder: HOA dues had been increased from \$50 to \$125 by a homeowners' vote in July of 2019, to begin with the 2020 dues year.) Members were allowed to pre-pay up to three years for \$105, e.g. pay 2020, 2021 and 2022 dues for \$315. Since there are 76 dues paying lots in the HOA, for 2023 and beyond, expected income is steady at \$9500. There was some discussion regarding the various lawsuits over the past decade and the need to keep a reserve of ~ \$12,000 in the HOA account. The biggest expense is liability insurance, \$1777 for our half of the park liability insurance and \$1470 for HOA liability insurance.

JAC related:

Joe discussed the seawall and the need to repair it. He had talked to The Rock Shop in Plymouth and materials alone (18-30inch rock) would cost ~\$5,000. The existing seawall was built in May of 2020, by Premier using 12-18 inch rock. It appears that the Premier Company is now out of business. Build cost in 2020 was ~ \$15-16k.

- Joe took an action item to get a firm quote from The Rock Shop.

It was mentioned that the Estates HOA recently doubled their dues from \$75 to \$150 effective in 2022.

Jim Dwyer asked what the balance was in the JAC accounts (there is both a checking and savings account).

Jason Garrity email, 9-30-2021: \$2909 checking + \$4332 savings = \$ 7241.

Respectfully submitted, Tod Dalrymple, SPBHA Secretary

Oct 4, 2021