

**SKY HARBOR PROPERTY OWNERS ASSOCIATION  
(SHPOA)**

**Quarterly meeting of SHPOA. Saturday May 7, 2011**

Members present were as follows:

Steve Akers  
Bob Chambliss  
John Cameron  
Denise Dorsey  
Larry Buckner  
Emil Gumieny  
Darrell Sperry  
Roy Chismar  
Junior Webb

Meeting was called to order by Roy Chismar

Steve Akers has been appointed the new chairman due to the stepping down of John Padgett. John sold his property in Sky Harbor and according to the SHPOA By-Laws you must be a homeowner to be on the board. It was decided not to fill the Co-Chairman position until the election of new board members.

The minutes of the previous meeting were read by Steve Akers, motion to accept the minutes as read was made by Darrell Sperry and second by Larry Buckner. Motion passed

The Treasurer's Report was presented by John Cameron and reviewed by all members present. In reviewing the report discussion ensued about placing liens on lots that are delinquent on dues. John Cameron reported that some property closing companies have called before closing on a piece of property to determine if there were any outstanding dues or liens. He stated that delinquent dues have been turned over to a collection agency and they have been successful in recovering some of the unpaid dues; however, \$37,979.52 still exists as bad debt as of March 31, 2011. There was some discussion about the cost for professional accounting services. It was explained that the accounting firm does all of the billing for the cable, communicates with the homeowner about the tv cable, sends out annual due bills, does all of the deposits, pays all of the bills, and basically is the financial manager for SHPOA. Roy and John stated that Pat does a great job. All were in agreement. Emil suggested that in the future, the lodge rental monies be separated and broken-down from other expenses to determine what monies are being used for the rental expenses and income. John stated that could be done. Motion to accept report was made by Bob Chambliss and second by Denise Dorsey`. Motion passed.

The proposed Budget for May thru August 2011 was presented by John Cameron and reviewed by all members present. A motion made by Roy Chismar to accept the budget report and was second by Jr. Webb. Motion passed.

The Road Report was presented by Jr. Webb. He indicated that they have divided the work into 3 phases with each Phase costing approximately \$30,000.00. Phase one was budgeted for \$30,000.00 and has been completed and paid for. Additional phases will be presented to the Board for approval at later dates. Current new work will be to patch and repair or recap and will not exceed the previously approved budget. Roads mentioned were Ginny's Trail, Elm Circle, Cedar Pass, Balsam Trail, Holly Pass, Piney, and Beachfront. There was some mention of the potholes on Beachfront. John Cameron made a motion to complete the work as mentioned. Bob Chambliss second. Motion passed. Junior also stated Phase 2 which would include Cherry View and Orchard would be about \$30-40,000 each. Phase 3 would be Hickory Hill at about \$30-40,000A motion was made by Roy Chismar to accept the Road Report and second by Bob Chambliss. Motion passed.

Road committee members include Denise Dorsey who was appointed to replace Darrel Sperry, who resigned, Emil Gumieny, Marion Kincheloe, Roy Chismar and Junior Webb.

**OLD BUSINESS:**

Letter to Rental Companies:

During the March meeting it was discussed that a letter be sent to the rental companies stating that it is recommend by SHPOA that guests be informed of the potential for hazardous weather in Sky Harbor during the winter season. During winter months it recommended that guests have a 4 wheel drive or chains or both. Also the letter is to state that SHPOA will not be responsible for anyone stranded or inconvenienced in Sky Harbor due to inclement weather. Roy Chismar is to mail a certified letter to all rental companies doing business in Sky Harbor. Roy read the letter at the May meeting and the letter was approved by the board.

Roy also presented to the board prototypes of signs to be displayed at the entrance of Sky Harbor for final board approval. Sign #2 was decided upon by the board. Signs were to cost approximately \$37.00

John Cameron made a motion to send the letter, purchase signs and have them installed. Roy Chismar second the motion and the motion passed.

SHPOA picnic:

Mary Jo Beard had suggested during the March meeting that we have a picnic following the annual meeting. It was decided to table the discussion until the May meeting. Mary Jo wasn't present due to an injury; therefore, no plans were made to have a picnic. A motion was made by John Cameron and second by Roy Chismar that the SHPOA would not host a picnic after the annual meeting. Motion passed.

Stripping of Roads:

Junior Webb reported to the board that the striping starting at Guard Shack to Silver Popular to Big Bear & School House Gap to top of road by Sperry's house would not be done until final approval by the board. He suggested that a dotted stripe be used to save money. He said he had 3 bids of \$3,750, 4,500 & 6,000. It was discussed by the board that this had already been approved and that the stripping needed to be completed. Jr. will complete.

#### Cable across Raymond Hollow road:

This was discussed at the March meeting and Jr. Webb was supposed to check into prices to have 2 large cement blocks placed across Raymond Hollow and report back at the May meeting. Darrell Sperry wanted to know why the cement blocks were not installed. Junior Webb stated that he had not put up concrete block because of the expense. He wanted to run it past the Board again just to make sure they agreed with cost. He indicated that the cost would be \$250.00 for both blocks to block entrance of the road. JR indicated that the area borders Orchard and Azalea and the sky harbor borders were being breached. It was discussed this has been a problem with theft in Sky Harbor. During the storm this area was used by thieves on snowmobiles to rob cabins. It was discussed that during a bad storm the electric company needed access to Ash Pass and Johns Court. Darrell Sperry stated that there was only one place the electric company needed excess too. John Cameron made a motion to get an estimate to move the road and it was second by Roy Chismar, motion carried. Junior Webb is to obtain this information.

#### Roof on the Club House:

Larry Buckner indicated that the roof has been patched; however, the roof remains in bad shape. This building needs a lot of work. Shingles are worn out. He stated that he patched over the front door and a lot of leaks were patched but this roof needed to be torn off and replaced. It was over 20 years old. It was suggested it be replaced with metal. This will be discussed at a future meeting.

#### Discussion on other uses for the Club House:

Discussion on the club house brought up other discussion about turning the club house into a store in an attempt to try and generate revenue to improve the club house and offer other services to renters and owners. Denise Dorsey questioned why are we even thinking of doing this? Who would work it? It would be more liability and if you had a store in here the food would become outdated.

Steve A. stated that the areas that are prospering are those who offer a store and a pool. He stated that ever since he has been on the Board all it seems that we do is patch the roads. We need to try to make a difference, but we have limited funds. I know myself I would like to see a store with milk, pop, ice, firewood, to give us extra income. Darrell Sperry agrees. Roy Chismar

stated that the store could be in one half and the other half rented. Steve stated he was just thinking of the convenience for the people and trying to generate more income. John C. stated that during January February March and April he wouldn't keep the store open during the week maybe only on weekends. Roy and Denise agreed. Bob Chambliss suggested we do a subleased that might be the best way. Emil suggested a letter seeing if there was an interest in having the store. Roy stated the first step is to see if the people are interested. He stated we have nothing to lose.

John Padgett had agreed at the March meeting to discuss with the Association Attorney to see if the By-Laws would allow the Association to do this. Since John Padgett is no longer on the Board, this will be discussed at another meeting.

Emil suggested that a mailing be done to the property owners about the interest on turning the club house into a store. He suggested that it be done in the mass mailing on June 1st.

John Cameron stated he thought it was against the bylaws to do business in Sky Harbor John Cameron read the bylaws (Article 15)

No determination as to yes or no on the store idea was made. Steve Akers indicated that all we needed was 51% of the vote to change the bylaws.

Larry Buckner stated that there are 4 or 5 lots that need to have trees removed coming into Sky Harbor. The trees pose a threat to falling across Silver Poplar. Darrell Sperry said in an aerial photo it is lots from Ski View Lane to Silver Poplar that have trees that need to be removed. Darrell stated he has the names and addresses. Roy Chismar stated that a letter needs to be sent to the homeowners about the trees. After much discussion it was determined that a letter would be sent to the homeowners about the tree removal. It was decided that #1 the letter reduces the liability to Sky Harbor #2 the property owners need to remove the trees at their own expense #3 it's a Safety Issue. If trees are not removed by a predetermined date, i.e. 60 days, the trees would be removed by the Association and the homeowner would be charged for the removal. Letters are to be sent certified and the time frame is 60 days from the date of receipt of the letter. Steve Akers will do the letter but he needs to know the lots, homeowners name and addresses.

**NEW BUSINESS:**

Kevin Patrick Gray approached the board and stated that he owns lots 82, 83, & 84 and that he has a problem with his house being located on 2 lots, numbers 82 & 83. He also stated that his bank wanted a signed statement from the Association that it would be ok to combine these 2 lots into one lot and deed/title accordingly. However, it was agreed too by all parties that the combined lots will still be billed as two (2) lots for the purpose of assessing Association dues and that lot 84 would still remain a single lot and billed accordingly for Association dues. Kevin indicated that this will be reflected by the new survey and recorded as such. A copy of the final recording is to be sent to Pat

for filing and retention. Steve Akers provided the following statement:

"Authorization is hereby granted to combine lots 82, 83, & 84 into 2 lots, lot 82 & 84. Lot 82 will be billed as 2 lots for Association Fees and will be recorded as such on the property deed. Lot 84 will be billed as is".

A motion was made by Roy Chismar to authorize this and second by Junior Webb. Motion passed.

John Cameron made a motion that SHPOA dues be raised by 4% this year in accordance with provisions of the bylaws. Junior Webb second the motion. Motion passed.

Darrell Sperry, SHPOA security officer, would like to see stickers issued to the homeowners to identify people in the area. After discussion this idea was dropped.

Steve Akers suggested that SHPOA charge the rental companies a fee of \$50.00 for a one time business permit and a 1% hospitality fee for rental income for the year. It was also discussed that contractors and people doing business in Sky Harbor purchase an annual \$50.00 business permit. It was decided to give this further consideration and discuss at another meeting.

A letter will be sent to John Padgett for s service to SHPOA. Roy stated that Donna would do that.

Darrell Sperry brought to the Boards attention that he is spending over \$200/month on gas to perform Security duties in Sky Harbor. Roy Chismar made a motion that we give Darrell a gas allowance not to exceed \$300/month. John C. pointed out that we would have to issue Darrell a 1099 form and he would have to pay taxes on it. Denise Dorsey suggested that we provide Darrell with a Credit Card in Sky Harbors name with a \$300 limit on it. She made this into a motion. Second by Roy Chismar. Motion passed. John C. will get with the bank to issue a credit card application.

Steve Akers suggested a bio sheet on board members seeking to remain on the board or anyone wishing to be on the board to send a bio-sheet about themselves to be distributed to the members before the election. All members in good standing that wish to be considered for election to the board are to submit a bio sheet to be distributed on the day of the election.

It was suggested that we need a list of all property owners that have outstanding dues prior to the August meeting and that anyone with outstanding dues should not be on the ballot. If they want to be on the ballot they must be in good standing and have dues paid in full.

Board attendance was discussed. It was discussed that to remain on the board, the member must attend 75% of the meetings or be replaced. It was later determined that this is not in compliance with the bylaws of SHPOA and cannot be done.

It was also discussed that members need to submit information to the chairman to be added to the agenda for each meeting.

Bob Chambliss presented a recommendation that SHPOA consider hiring a Director to conduct business and represent the home owners association. Bob provided each member with a list of suggested duties that this individual could be responsible for. It was decided that a committee be appointed to investigate this and to determine if the Association could afford such an individual. Committee members are; Roy Chismar, Bob Chambliss, Denise Dorsey, & Emil Guminey. A copy of Bob's recommendation is attached.

Motion to adjourn made by John Cameron and second by Emil Guminey.  
Motion passed.