

Directors Meeting Held 12/29/2023 - Via text messaging

Linda A. made a motion that we send a \$3000.00 retainer to the attorney Brian Hittinger from the firm Krieg Devault a retainer. Seconded by Barb V. - All Directors in Favor

Directors Meeting Held 01/03/2024

7 Directors in attendance – Dan S., Brian P., Alice D., Barb V., Erin G., Linda A., and Troy R.

Meeting called to order at 6:32 PM

Meeting held to review/revise By-Laws and Rules and regulations so we can give to Attorney to updated. Complete half of the documents.

Meeting Adjourned 8:02 PM

Directors Meeting Held 01/11/2024

5 Directors in attendance – Brian P., Alice D., Barb V., Erin G. & Troy R.

Cont. to review and revise the By-Laws and Rules and regulations.

Discussion was held about the annual letter that will accompany the Annual Assessment Invoice.

Meeting Adjourned 7:32 PM

Directors Meeting Held 02/07/2024

Troy R., Erin G., Alice D., Brian P., Linda A, and Barb V.

Meeting called to order at 6:06 PM

1. A check was sent to Advanced Concrete of \$10,000.00 per Barb–Treasure. This was prearranged and made on time.
2. Eleven (11) letters to residents who do not have emails were sent out to collect assessments, and 12 (twelve) emails to those with email addresses. 75 out of 106 residents have paid.
3. We will be getting a solid list as of April 1st and sending it to the attorney for collections of those residents that are past due.
4. Grass mowing was discussed and how we can save money by going every other week and having Troy R. and Bob V. to cut if it gets too long in between. The price given for grass mower Chris is \$115.00 for every other week.
5. It was discussed to only have the Porta Potty for July. Will discuss at the Annual Meeting if anyone would like to pledge \$ towards it, or is having a party and wants to pay to keep it.
6. Discussed insurance. Erin to contact Larry Meyers our current insurance Broker to get a few things clarified.
7. Audit of the books was discussed shooting for the date of April 30th or May 1, 2024 and the time of 6 PM. (This is for the 2023 books to be audited)

Meeting Adjourned at 7:23 PM

South Shore Improvement Assoc., Inc.

Directors Meeting Held Via Text Message on 03/17/2024

Barb V. made a motion to make a loan payment to Advanced Concrete for \$10,000 due April 1st, 2024. (Current Balance \$28,500)

Seconded by Linda A. 6 Directors in favor. Motion passed

Directors Meeting Held 03/25/2024

Troy R., Erin G., Alice D., Brian P., Linda A, and Barb V.

Meeting called to order at 6:35 PM

1. The meeting was held to discuss the Budget for 2024.
2. Linda A. made a motion to remove the ramp leading to the pier due to it being unsafe, and nails starting to protrude through the wood. Troy R. seconded the motion. All Directors in Favor.
3. It was discussed the cost of the grass mowing. Troy R. will volunteer to cut the grass for the 2024 season (approx. 27 weeks). Alice D. to call the current company to see if they will cont. To do the trimming and cutting of the ditch grass. Saving the Association that financial money.
4. It was discussed holding off on the removal of more concrete pilings at this time due to the cost.
5. The Directors discussed hiring a new collections Attorney Seth Buitendorp, who was recommended by Brian H. our Attorney.
6. Discussed a five (5) year budget. Usually, budgets are this far out to show what you want to accomplish in the future. This is what dictates the amount of money needed for dues/assessments.
7. Erin G. made a motion to accept the proposed 5 year budget plan
Seconded by Barb V. 5
Directors in favor, one apposed.
8. Dave Abshire's email discussed due to separating his lots and the increase in his assessments. Barb will address this email.

Meeting Adjourned at 7:50 PM

March 29, 2024

Directors Meeting held via text message

A motion was made by E. Gluth to use our current lawn service, Chris, on an every other week service plan for \$120.00. Seconded by B. Phillips. - All Directors were in favor

Directors Meeting Held 04/09/2024

Alice D., Barb V., Troy R., Erin G., Brian P., Linda A.

Meeting called to order at 6:09 PM

1. Discussion on when to start grass mowing. Will start week of April 25th. We will do every other week with Troy R. and Bob V. taking turns on the off weeks.
2. Garbage Pick up – Will call to start
3. Golf cart gate needs repair – Troy R. will look at it
4. Alice will purchase batteries of Code Boxes
5. Picnic tables will need to be moved so grass mowing can begin
6. Shed needs organizing
7. Alice donated more poop bags
8. Dan S. resignation as a Director. Troy R. made the motion to accept the resignation. Brian P. seconded. All Directors in favor
9. Troy R. made the motion to elect Jill Tafoya as a Director. Seconded by Brian P. -All Directors in favor
10. Discussed budget for next year. Barb V. will be working on it.
11. Next meeting scheduled for Tuesday April 16th, and 6 PM.

Meeting adjourned at 7:15 PM

Directors Meeting Held 04/16/2024

Troy R., Erin G., Alice D., Brian P., Linda A, and Barb V., Jill T.

Meeting called to order at 6:04 PM

1. Meeting started with discussion of the Attorney and collections. 8 members will be sent to collections to Attorney Seth Butendorf. The other 9 members will be sent new invoices with late fees.

We have the highest percentage of paid members we have ever had.

2. We discussed the Notice of Cease-and-Desist Letter being sent to a member from the subdivision Attorney. The letter was read to the Directors, who agreed with it. The Attorney recommended that if the member moves forward after the letter is received, the subdivision should move forward at any cost.
3. It was discussed that once the By-Laws and Rules and Regulations are updated by our attorney and agreed upon, we can move forward with the Boat Pier.
4. The Directors reviewed the By-Laws sent back to us by the Attorney for review and made changes as needed.
5. Dates for the Meetings in 2024 were set: May 5th Annual Meeting, June 6th, July 14th, August 4th, September 8th, and October 6th.
6. An Audit of the Subdivisions books will be held on April 30th at 6 PM
7. The Financial Reports were reviewed, and budget for 2024.
8. Grass Mowing was discussed. Troy R. feels the subdivision can handle it between Troy/Bob/Linda saving the subdivision \$1,850.00. A motion was made to terminate the mowing service for 2024 by Linda A. Brian P. seconded. - All Directors in Favor.

Meeting Adjourned at 7:37 PM