

STONEY POINT  
ANNUAL MEMBER MEETING

25 May, 2019

**Call to order:** 10:05, Steve Hammonds, President

**Introductions:**

Board

SLC

Bobby Everett: Winston County Commissioner

**Bobby Everett:**

Update on fixing roads, only one bid received. \$1.5 million received in grant money. Not enough to cover bid (\$1.9 mil) from the one contractor, seeking additional bids. John Lawson requested info about possible start date if bid is awarded. Questioned plan B if none of the bids were below the amount available. Mr. Everett would not give a definite because there isn't enough info based on funding, contract companies, additional funding, DOT involvement, etc. John Lawson requested a list of folks to contact, or a road map to get it fixed. Bid is due by 31 May. Mr. Lewis questioned whether loggers reimbursed for any damage done. Mr. Everett said they met with loggers to discuss ingress and egress.

Question concerning sinking area over culvert, Mr. Everett said they would address before new road.

New road will be lined

Gas tax: \$873K for rural and local roads,

Plan B will use new money

**Bryan Cheatwood: County engineer**<sup>1/4</sup> stated road will be full depth reclamation with chip/seal.

Steve: In summary, bids received next Friday/Monday, then if meets budget it starts in the fall

Mr. Everett will provide an update after 31 May if it's a go or if they need help with contacting folks to get additional funding

**HOA Involvement and Open Board Member positions:**

John had the floor and stated the HOA needs to be save \$60k to \$100k per year, not that he supports the higher dues or that the budget is too low. He believes SPL has a very limited income due to the number of lots, and hiring expensive outside professionals costs so much, he is afraid there may not be enough money to save for the future. He believes there needs to be a more "hands on board" with committees to manage the HOA and then save the money for roads in the future.

1 member requested him to stay to be an opposing voice, he declined.

2 candidates for 2 open positions

Open positions: at Large and President

Mr. David Minor (Robin wife): had a house for 11 years, very active in hands on management, if you have somebody willing to do hands on internally, you save a lot of money. Need different voices in the neighborhood. Major philosophical discussion, wants things done more hands on, but also aware that it requires a time investment. Looking for, quality in neighborhood, doesn't want to see a dumbed down standard.

Unanimous agreement to elect David Minor and Brian Smith to the Board replacing John Lawson who resigned and Steve Hammonds who rolled off the Board.

### **Financial Report:**

Update on monies in account, surplus, running surplus of \$10K, price will increase in summer, also did the signs (\$17K), Investment acct: 21 May, \$298,947K, making gains, \$71K increase.

### **Collections Update:**

Steve/Craig discussed liens being placed on property and that Stoney Point will probably take over some lots. Discussion was had on what could be done, community boat dock to make back lots attractive.

### **ARC Update:**

3 homes completed last year, still have construction going on on numerous lots, addressed boat storage area with new rules, need a sign on fence. Big thing is compliance management, written rules, recourse by association if out of compliance.

### **What to do to camper, trailers that are abandoned.**

Possibly a yearly sticker, those that don't pay dues shouldn't be able to use it. Offshore lot for more boat storage.

### **Landscaping Update:**

B&W update, everybody says lawn maintenance is much better. John volunteered to still oversee landscaping.

### **Boat Dock Update:** Martinez

**Sign Update:** Dr. Lewis<sup>1/4</sup> misspellings on signs discussed, said there is a need for some more informational signs. Mr. Martinez confirmed correct spelling with 911.

### **Questions/Answers:**

Another member suggested changing the by-laws, they have already been changed to address how long board members are on the board. No lifetime appointments anymore.

Meeting adjourned.