

**Salt Creek Homeowners Association
Board of Directors Meeting
Saturday, January 7, 2023
At Andy Morrison's Home**

Present: Carl Bauer, Bette Dodd, Kevin Ewing, Pete Grogg, Colleen Hittle , Chad Huck, Tony Moore, Greg Morical, Diane Pfeiffer (via Zoom), Pat Roche

Note: Reports referenced in the minutes are available on the Salt Creek Estates (SCE) website.

Motion: Chad made a motion and Colleen seconded that the minutes from the October 15, 2022 Board of Directors meeting be approved. Passed unanimously.

Motion: Tony motioned and Colleen seconded to appoint Greg Morical to the SCE Board of Directors. Passed unanimously.

Greg will also replace Gary on the Architectural Committee. Pete Carlino has also agreed to serve on the Architectural Committee.

President Discussion: Following Bette's recommendation that Carl become President, Carl stipulated that he will accept the role of President if the Board commits to implementing long-term solutions for SCE utilities, which are now over 50 years-old. There was consensus that permanent solutions have been deferred too long and considerable investments requiring special assessments are needed. It was stressed that the timing is right to take a more aggressive approach based on information that was provided to Owners at the SCE Annual Meeting in October 2022.

There was consensus that the Capital Improvement Plan presented by Bynum Fanyo (BF) Utilities and Ziptility in fall of 2022 effectively lays out infrastructure needs and how to correct them. It was stressed that there is risk of sewer and water plant breakdowns that will require significant near-term investments and that the Board should be mindful about temporary solutions that would not be good investments. It is concerning that IDEM has questioned whether SCE has the financial resources to upgrade and maintain the utilities as required. It was stressed that inadequate sewer treatment could impact Lake Monroe water quality.

There was consensus that BF needs to be held accountable to comply with its duties as operator under the contract. Ultimately, Salt Creek Owners are responsible for non-compliance with upgrading the utilities. BF should send a monthly email with meter readings, other necessary readings and issues being tracked at the water plant.

It is important to reduce the cost per gallon of water, which will require upgrades to the water plant. The plant was designed 50 years ago when there were not as many homeowners, large homes, or full-time residents.

Mark suggested that Board members and Committee members could assist Carl with Board tasks, such as compliance letters to Owners. These types of tasks should not automatically fall to the President.

Motion: Kevin moved; Colleen seconded that Carl Bauer become the President of the Salt Creek Board of Directors. Passed unanimously.

Election of Vice President

Motion: Chad moved, and Colleen seconded that Bette Dodd be elected Vice President of the Board of Directors. Passed unanimously.

Bette indicated that she is willing to consider becoming President at the conclusion of Carl's presidency.

Water and Sanitary Utilities Committee

Pat reviewed the Water/Wastewater Report 1st Quarter 2023. Although the previous BF contract ran through July 1, 2023, it was necessary to sign a new three-year Operation and Maintenance Agreement with BF because the company was sold to Jeff Farmer.

Robert Taylor had a pipe burst, resulting in significant damage. The amount of water loss cannot be determined because the meters had not been read 12/1/22 and 12/31/22.

Motion: Colleen moved, and Chad seconded that Taylor will not be charged for water loss because of a previous policy that did not charge Owners for first-time violations. Going forward, Owners with significant water loss will be charged based on an estimate of the cost of water lost. Passed unanimously.

Pat will put together an estimate of water costs for this purpose, and Carl will mention this change of policy in a quarterly President's report he plans to send.

Smithville paid \$4,544.45 for the electric damage/water hauling that was incurred when they installed Internet to the Zickmund's house.

Pat is working with Jeff Farmer to address the need for a new effluent flow meter as required by IDEM.

Despite having it cleaned, the lagoon is experiencing higher than normal ammonia levels. Various approaches to addressing this are in Pat's report.

The water mixer/building is on the high priority list. SCADA (Supervisory Control and Data Acquisition) controls at the plant (recommended by Jeff Farmer) could be incorporated into the mixer project.

Wendi has voiced concerns about the chlorine analyzer as well as the need for a storage building for chemicals, a platform for sample taking at the Waste Water Treatment Plant, and a restroom on site.

Carl requested that the Water and Sanitary Utilities Committee present rough cost estimates to the Board a week or two prior to the April meeting with the suggested amount for a special assessment. It was requested that two or three options be presented so the Board could hold a special meeting with Owners no later than July 4th.

It will be important for Jeff Farmer to provide the quotes he said he'd provide in November.

To ensure responses to IDEM on behalf of SCE are sent in an appropriate and timely manner, Carl is requesting BF send them to the Board for approval before they are sent to IDEM.

Mark suggested dialogue with IDEM about the equalization tank to see if they know contractors and to determine the paperwork they will need to see ahead of time.

Carl wants a special assessment in 2023.

Kevin will review Salt Creek's insurance provisions to ensure they comply with the notice requirements in the BF contract.

Consideration should be given to using Seth Trinkle for some tasks to the extent BF would allow this under the contract.

Mark noted that the Board needs to notify various contractors and regulators that Carl is now president.

There was discussion about the need to recognize Gary Ramage for his many years of service on the Board and as president. A dock social will be organized for this purpose in the spring.

Boat Dock Committee

Mark reviewed the Committee report, noting that the docks are in good condition, but the lake level is very low.

Mark reviewed recent activities, including dock frame repair and installation and maintenance of bubblers. Work planned for spring was also reviewed.

Road and Grounds Report

Carl reported on accomplishments since the October Board meeting, including Seth Trinkle's work on leaf removal, mowing and cleaning of culverts. Carl and Chad continue to be very pleased with his work.

Future projects include a small parking spot for individuals with disabilities near the boat dock ramp; new road signs; rock reinforcement for culvert #10 to be done by Seth; and regrading of roads by Wagler in the spring.

Salt Creek Treasurer's Report

Kevin reviewed the Treasurer's Report, noting that it was based on preliminary numbers.

Capital reserves have been increased, but it will take time for excess cash to build up. In his quarterly report to Owners, Carl will remind them of the dues increase.

There are no capital expenses in the budget because of the assumption that there will be a special assessment.

Greg suggested the Board reflect on the goal for the capital improvement reserve and automate the process for maintaining it.

In the future, the Treasurer's reports will reflect how actual monthly expenses and revenue compare to budgeted amounts.

The [REDACTED] overdue Homeowner Dues and late fees continue to increase. Gary Ramage filed a \$3,250 lien on their property in October. It was noted that the lien would only be good for the amount stated in the letter. Carl will talk to Gary about the protocols and get the law firm contact.

[REDACTED] delinquent dues were also discussed. It appears that Compass Point has not sent dues statements to [REDACTED]. That is being addressed with Compass Point.

Pete noted that the policy for Collection of Delinquent HOA Dues is on the website. (It was passed 7/2011.)

Architectural Report

Tony Moore presented the architectural report. Steve Hogan put up a fence around his propane tank, but it isn't finished yet. Tony is going to help him finish it.

Zickmund's construction is nearly complete, and he has told Tony he will have everything cleared by the end of this month. It doesn't appear that the house is hooked up to either water or sewer yet, but both are available. Mark Fisk mentioned that we should remind Zickmund about the necessary road repairs.

Greg Morical explained that he was going to add a small extension to his house but needs to get two variances from Monroe County relating to building within certain slopes. The hearing is set for February 1, 2023.

Pat Roche stated he plans to build a new garage on either the current site or possibly on his extra lot. He had a question about certain covenant language as to what is required. There was discussion regarding the need to consolidate the two lots. It was also noted that consolidating the lots does not relieve the owner from paying additional homeowners fees for both lots. Pat agreed with that requirement.

There was a brief discussion regarding the stolen packages. The possibility of installing cameras at the mailboxes was discussed. No decision was made.

The next meeting was scheduled for April 29th, 2023, at 9:30 at Andy Morrison's house.

Motion: Bette made a motion to adjourn, and Pat seconded. The meeting was adjourned at 12:30 p.m.

Minutes recorded by Diane Pfeiffer, Secretary, and Bette Dodd, Vice President