



Little River Resort HOA

BOARD OF DIRECTORS MEETING MINUTES
SLEEPINNAT HARBOUR VIEW
January 16, 2016

Attending:

Mrs. Vicki Ann Wood, Vice President
Mr. Norm Vaden, Treasurer
Mr. Brian Sharlow, Board Member
Mr. Don Lamontagne, Blue Coast Property Management, Inc.

Not Attending: Mr. Tommy Bare, President. Ms. Cheryl Boswell, Secretary.

Ms. Wood called the meeting to order at 11:00 am. A quorum of the Board was present.

APPROVAL OF MINUTES – Vicki Ann Wood read the minutes. Mrs. Wood asked if there were any corrections. There being no corrections to the minutes, the minutes were approved.

FINACIAL REPORT

Mr. Vaden reported on financial status as of December 31, 2015 follows:

-Total Cash on hand for the association is \$412,858.99
Operating Account \$ 2,395.78
Reserve Account \$ 174,627.14
Reserve Account \$ 134,905.72
Certificate of Deposit \$ 100,930.35
Total \$412,858.99

OLD BUSINESS

Ms. Cheryl Boswell, Secretary sent a letter resigning her position from the Board, Ms. Boswell has sold her unit at Little River. The Board will be seeking a replacement for the term of unexpired position. Please contact Blue Coast if you would be interested in serving out the remainder of the term until Sept 2017.

All painting of the buildings will be keeping the windows brown. Some windows have been painted white, the Board will review an action plan for the white windows at the next meeting.



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NEW BUSINESS

Vender Contract Bids

The Association will seek landscaping bids for the 2016 season. All other contracts are approved to continue for 2016.

Enforcing Rules about Company Vehicles

Blue Coast will start to notify all commercial vehicles that they are not allowed to park overnight on the property and if they choose to have their vehicle the logos will need to be covered. This rule was not enforce by the previous management company.

Fines or options with larger number of cars with no parking permit

Blue Coast does parking lots once per week to check for tags and parking stickers, Blue Coast suggested to hire the current security company to give out tickets during their nightly drive throughs.

Options for trash compactor during holidays

Dumpster was broken over the holidays, it was not fully packed. The compactors Ram arm came apart and was not pushing the garbage back. The Compactor has been taken to the shop to have parts ordered and repaired and a temporary dumpster has been installed until the other is repaired.

Trimming tree limbs from entire complex

Tree trimming requires good calm weather. Buildings 27,26,25 have been completed. We will be looking at other areas and have more trimming to do.

Address the options for redoing the resurfacing of parking lot at several areas

Parking lot resurfacing has been put on hold after only doing ONE coat at buildings 1 – 5. The weather turned overcast while they were doing it so it took a many days for it to dry. We will re start the project when we have at least a week of sunshine and temps above 50.



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Owners with past due amount and actions taken

The Board has the following policy for delinquencies:

30 days – late letter

60 days – late letter, stronger language.

90 days – demand letter from attorney, Board would be notified to ask if the association wants to foreclose.

All owners are given a one - time opportunity to bring account current under an agreed upon payment plan if needed. If plan is broken at any time for any reason the owner would immediately go to collections with the attorney. All additional cost of collection are borne by the owner and charged to their account.

INSURANCE

Adams and Eaddy has recommended the HOA increase the value of the buildings by 15% the cost will only increase the insurance by \$2,000.00. The property value has not been increased in 8 years.

MOTION:A motion was made to accept the Insurance proposal option 2 to increase the value of the property by 15%.

A motion was made to accept by Norm Vaden.

The motion was seconded by Brian Sharlow.

A vote was taken and motion passed unanimously

EASEMENT AGREEMENT

A new easement agreement was presented to the BOD, the easement is between Little River Resort and Carol Properties. The agreement has already been reviewed and negotiated by the HOA attorney.

MOTION:A motion was made to sign the Easement Agreement.

A motion was made to accept by Norm Vaden.

The motion was seconded by Brian Sharlow.

A vote was taken and motion passed unanimously



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PROPERTY MANAGER REPORT

Projects

The association has started painting and repairing the buildings, 27, 26, 25. The buildings in the most need will be selected as we move ahead with the next phase of buildings. The body of the buildings will remain close to the current color and the trim will be an off white. Any rotted wood will be replaced prior to being painted. The building will also be caulked and sealed.

The Well will have the head cleaned to help cut down on the rust. This spring.

We are currently power washing the building stairs and sidewalks. Building 1 – 8 have been done along with buildings 15, 16, 17, 18. We will also clean the leaves from under the stairs at the same time.

We had some bats in building 11, the Snake Chaser was called and he is taking care of the situation.

Water leaks, we have had 9 pipes break this last quarter for various reasons. If you are going to be gone for any length of time please turn your water off at the meter. If you do not know how or just can't do it, call Blue Coast and we will be more than happy to help you turn it off and back on.

HOMEOWNER CONCERNS

People from the Spa continue to walk their dogs on Little River Property. Blue Coast will contact their management company and ask them send a letter to remind the residents and owners not to trespass onto LRIR property. Blue Coast will also notify the management company that bats have been seen coming out of the spa roofs.

The master insurance policy is with Adams and Eaddy. The board recommends that all owners have HO6 Insurance to cover what the master policy does not cover. More info to come in the News Letter.



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Ditch behind building 27 is collapsing down and needs to be repaired. The ditch does not legally belong to the association. Our property lines only go approximately 8 feet off the building. The HOA will make an effort to contact any new owner that purchases the old Bay Tree property and ask if they will take care of the ditch.

FUTURE MEETINGS

April 16, 2016
July 16, 2016
September 17, 2016 Annual Homeowners Meeting
October 15, 2016

All 2016 meetings will begin at 10:00 a.m. at The Sleep Inn, 909 Hwy 17, Little River.

Meeting was adjourned at 11:15pm.

Respectfully submitted,

Mark Fitzpatrick
Mark Fitzpatrick
BLUE COAST PROPERTY MANAGEMENT, INC.

Approved by,

Vicki Ann Wood
Vicki Ann Wood, Vice President
LITTLE RIVER RESORT HOA BOD