

**SALT POND HOMEOWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
December 16, 2011**

ATTENDEES:

Board Members Present: Jim Beachboard, Gerry Buckley, Gary Clipp, Fred Chiccone, Chuck Gularson, Bill Johnstone, Jeff Rupprecht, and Loeda Stango

- Homeowners Present: Marilyn Adams, Wanda Beachboard, Bob Buckley, Chuck Gates, Jessie Pieplow
- Finance Manager – Wendy Parker
- Golf Course President – Jim Kennedy

WELCOME AND CALL TO ORDER OF THE DECEMBER 2011 SPHA BOD MEETING:

Gerry Buckley, President, called the meeting to order at 2:01 PM.

APPROVAL OF MINUTES:

A motion was made by Fred Chiccone and seconded by Gary Clipp to approve the November 2011 minutes. The Board unanimously approved the minutes.

TREASURER'S REPORT:

Year to date revenues through November were \$720,605.85. All expense categories were under budget. For example, Utilities were \$18,589.81 better than plan and Repairs & Maintenance were \$15,615.27 better than plan. The net income was \$132,895.40 vs. a budget of \$102,042.00 or \$30,853.40 better than plan. Reserve contributions were \$260,337.00 vs. a budget of \$210,837.00 or \$49,500.00 better than plan. The cash balances were: Operating - \$191,256.28 and Reserves - \$535,961.40 for a total of \$727,217.68.

MANAGEMENT REPORT: Mary Davis

I. PROPERTY MANAGEMENT

A. Building Maintenance

After Hours Heating and Air has replaced a bearing and brackets on the pool dehumidifier system. We have not received the bill for this repair work.

Best Aquatic Problems maintaining a consistent temperature in the spa continue with the temperatures ranging from 85 degrees to 107 degrees. Jim Beachboard has been directly involved in trying to find a solution to the problem. In addition to Best Aquatic's monitoring, National HVAC was called in Dec. 14 to also check the internal operation of the spa heater. They installed a new thermostat and have ordered a new thermocouple.

National HVAC replaced the damaged thermostat in the pool Reznor heater in late November. They also have conducted the semi-annual preventive maintenance on all our heaters. They are working on an estimate to correct the stack on the pool heater.

B. Property Maintenance

The Median strip pilings on Bethany Loop at Pond View Drive were knocked down in early December for about the third time this year. Primarily they are damaged because drivers are going too fast when they are approaching that curve in the road on Bethany Loop and at the last minutes are unable to slow down sufficiently to avoid hitting the pilings. For safety considerations, it has been suggested by Michael Headman that we should have double yellow lines painted on the roadway, the same as those on McCoy, so that drivers have enough notice to slow down prior to the curve in the roadway. **Note:** Discussion of this situation and suggestion by the board resulted in a decision to install a “Keep Right” sign commonly used at the start of medians in highways.

The owner of Lot 141 was notified to remove or properly screen the boat that is sitting in the front driveway.

The owners of Lot 85 were told to remove the builder sign in front of their house until the approved minor construction work actually begins.

The owners of Lot 108 were notified to remove the real estate box in front of their house since it constitutes a “sign” and thus is not permitted under our covenants.

C. Architectural Review

The owners of Lot 179 have paid the \$100 architectural review application fee they owned in connection with the installation, and subsequent removal, of a patio in their backyard.

ARC has approved the application from the owners of Lot 85 to remove the existing lattice on a garage opening, pour a concrete floor and enclose to garage area with the existing siding as well as install a garage door. They paid the \$100 application fee.

ARC has approved the application from the owners of Lot 122 to enclose an existing rear screened porch and to construct a storage shed on the side of the house using the matching siding. The \$100 application fee was paid.

HOMEOWNERS FORUM: Nothing to Report

GOLF CLUB REPORT:

Repairs on the bulkhead on hole 10 tee are complete and the area has been sodded. The cleanup of ponds on holes 12, 13, and 18 will commence in January with the pond on hole 16 scheduled for later in the year. Fall cleanup is being completed with limbs being removed where they interfere with cart paths or roadways. Additional tree removal around the #10 green will be done to allow more sunlight to reach the green surface.

From the financial perspective, the improvement in revenues vs. budget this fall continued through November. September, October, and November which were good weather months. In November, revenues were \$7,621.62 better than plan. However, YTD revenues are still behind plan caused mainly by loss in income due to the hurricane and hot weather this summer. In November, YTD actual revenues were \$679,191.57 compared to a budget of \$699,910.00 or \$20,718.43 behind budget. This is a significant improvement from September, when YTD revenues were \$37,697.00

behind plan – approximately a \$17,000 improvement. YTD Net Income before depreciation through November was a positive \$108,908.35 compared to the \$118,647.00 budget or \$9,738.65 behind budget. This is an improvement from the YTD \$39,502.00 behind budget at the end of August – approximately a \$30,000 improvement in three months.. The cash balance is \$381,939.09.

UNFINISHED BUSINESS:

USPS Update – Bill Johnstone – In response to the concerns raised by a homeowner at the last board meeting, Bill met with the Bethany Beach postal officials and the mail carrier who serves the Salt Pond. They were receptive to the concerns and will take extra care of the mail deliveries. In addition they will institute a two week trace/audit for the mail of the homeowner who raised the initial complaint. Regarding the idea of individual mail boxes on homeowners' property it was noted that this is specifically prohibited by SPHA by-laws.

Volunteer Appreciation Reception – Loeda Stango - Loeda reported that 81 individuals had been invited to attend and that 61 actually attended the event held from 4-6 PM on December 14. It was noted that the attendees comment were very positive and the event was very successful.

NEW BUSINESS:

Policy on Lost Checks – Gerry Buckley introduced this topic, noting that there was no specific policy on checks lost by Salt Pond employees. After discussion it was concluded that this was not a large problem and that the current ad hoc procedures would continue to be followed.

COMMITTEE REPORTS:

Architectural Review – Nothing to Report

Clubhouse Maintenance – Ron Lloyd was hired to repair/replace the molding around the large circular rear window.

Clubhouse Rentals – Nothing to Report

Communications – Gary Clipp – Newsletter article deadline is January 21. The website is current and includes sections for the villages.

Engineering - Jim Beachboard – Jim indicated that the replacement of the heat pump for the rear meeting room will begin shortly and will impact the yoga and aerobics groups that use this room. These groups will relocate to the front meeting room for the duration of the work.

Finance – Tom Anfinson – Nothing to Report.

Golf Club – Fred Chiccone – Nothing additional

Insurance – Dick Malone – Nothing to Report

Landscaping – Loeda Stango - Fall cleanup for the SPHA grounds is complete.

Legal – Bill Johnstone – The new law firm to service collection business is now in place.

Ponds and Wetlands – Jeff Rupprecht – It was announced that Michael Headman has agreed to take over this responsibility from Chris Brown. It was noted that Chris has done an outstanding job on this very intensive activity during his years of service. The board and community is deeply appreciative of his untiring work. A meeting has been scheduled for Jan 18 with Envirotech, and the Golf Course and SPHA boards, to discuss the comprehensive plan for the Ponds and Wetlands.

Recreation – Gerry Buckley - Nothing to Report

Transportation & Safety – Nothing to Report

ADJOURMENT:

The president entertained a motion was by Chuck Gularson, seconded by Gary Clipp to adjourn the meeting. Meeting was adjourned at 2:55 PM

NEXT MEETING: January 20, 2012

Respectfully Submitted by:
Jeff Rupprecht, SPHA Secretary
December 26, 2011 (Revised December 31, 2011)