

MINUTES

SIBA BOARD MEETING AUGUST 3, 2023

5:30 pm via Zoom

Present: Patty Kaiser, President, Mark Elliott, Vice-president, Suzie Yost, Treasurer, Sam Singer, Chris Frazier, Chris Vanni (phone), and Karl Simmons (phone until 7 pm)

Call to order at 5:30 pm

Previous Minutes, May 25, 2023

Minutes were sent out and read by board members in advance of the meeting. Suzie Yost made a motion to approve the Minutes, Chris Vanni seconded the motion. Minutes were approved. Mark Elliott will post the approved Minutes on the SBIA website.

Treasurer's Report

Suzie Yost gave the Treasurer's Report.

Beginning Balance in General Fund as of 09/04/22 \$10,745.53; Income: Dues 22/23 \$17,600; 21/22 \$300 Special Assessment Payments Full Payments \$46,944; 1st Installments \$14,197.10; 2nd Installments \$10,239.50; Payment from Owner for Tree Trimming by emergency road \$1,450 for a total of \$90,730.60; Expenses: Office Supplies(checks) \$16.42; Spring Clean-up \$1,700; Insurance \$1,979.26; Trim/Weed Common Area/Misc Neighborhood repair \$695; Stairway/Pathway Maint. \$180; Betz Works Pathway/Road repairs \$41,786; Emergency Road Tree Trimming \$2,100 for a total Expenses \$48,743.68. Funds to Capital Roadway Fund \$8,500 and Stairway Fund \$2,500 for a total of \$11,000. Balance in General Fund as of August 3, 2023 of \$41,732.45. Balance in Capital Roadway Fund \$12,520 and Capital Stairway Fund \$18,500. Beautification fund balance is \$1,320.85. Total of General, Capital, and Beautification funds is \$74,073.40.

Discussion around increasing dues. Suzie gave several scenarios for estimated cost increases for future slurries, insurance, and other items that the SBIA is responsible for, including eventual and gradual replacement of our stairs to the beach. It was discussed and agreed that due to cost increases and to rebuild our reserves to lessen the need to ask for special assessments in future, we will be asking to raise dues for a home to \$400 per year and per a buildable lot to \$125 per year.

Sam Singer motioned to accept the Treasurer's Report and Mark Elliott seconded the motion.

Status of the Special Assessment (Suzie)

We have a 97% participation in the Special Assessment to date. There are four homeowners who paid the first installment who have not yet paid the second one. Suzie will reach out to them.

Update on path to the beach completion

The path is completed and looks great. An article about the path's history was included in the Newsletter.

Newsletter update

The newsletter went out, but the slurry date will need to be moved until after Chris Vanni's concrete trucks have left. We can send out an email blast rather than another Newsletter regarding a new date for the slurry when we have it on Monday, August 7.

Discussion of Annual Meeting on September 3

Discussed proposed agenda

Discussed achievements during the year

Heidi Frazier has volunteered to take notes and write Minutes at the annual meeting since Patty Kaiser will be chairing the meeting.

Heidi Frazier has volunteered to sign people in at a table for the meeting and hand out name tags (which Sam will bring)

Suzie Yost volunteered to bring fruit and muffins

Chris Vanni volunteered to bring Starbucks coffee (regular and decaf) for 30 people (anticipated)

We will send out Minutes from last year in advance of the meeting so that time is saved at the meeting. This will include information from the treasurer as required in our bylaws.

The directory will be available at the meeting (Suzie will prepare)

Discussion of SBIA BBQ after the Annual Meeting

Adam Kaiser and Chris Vanni will be grilling at the two BBQ's (and possibly Jim King if he is in the neighborhood)

Suzie will bring hotdogs, hamburgers, veggie burgers, condiments, and buns

Chris Frazier and his wife Heidi will bring paper plates, cutlery, and glasses

Group effort to get the tables, etc. set up.

Discussion on Bylaws changes (Chris Frazier)

Chris Frazier reviewed the SBIA Bylaws and suggested changes. Chris Vanni and Mark Elliott reviewed the suggested changes/clarifications and also made recommendations. It is the board's intent to refine some language in our Bylaws as well as to change the number of required board directors from 7 to 5. Chris will present the proposed Bylaw changes and clarifications at the annual meeting for a vote provided we have a quorum.

Discussion of road slurry and the Vanni home construction

Chris and his wife have experienced some delays due to the County. Currently the concrete trucks will be coming the first week of September, which would mean heavy equipment would be on our roads after the slurry. It was decided to check with Allan Betz of Betz Works and ask to change the date of the slurry. When that date is determined, the board will communicate with the neighborhood about the change.

Meeting was adjourned. Next meeting date to be determined over email.