

# Scatchet Head Community Club Board of Trustees

## Meeting Minutes

12-11-2024

Meeting was called to order at 6:34PM by Lilya Roroback, Vice President

### Attendance:

#### *Board Members in attendance:*

Kristin Bennett, Tara Long, Cynthia Butler, Fred Anderson, Curtis Price, Andy O'Donald, Lilya Roroback, Kat Hiatt

### Staff:

Maria Reyes, John Eaton

### Community Members:

Jordon & Alexandria Boyer

### Approval Meeting Minutes:

Curtis moved to approve November 13<sup>th</sup> meeting minutes as presented, Cynthia seconded, all in favor

### Community Input:

Welcome new board member, Kat Hiatt, she has lived in the community for 8 years.

### Treasurer Report: (Fred Anderson)

Fred would like to pass along treasurer role to someone else, once someone else comes forward as interested he will work with them to train them.

\$97,888.49 operations

\$308,546.99 reserve

96% of lots are paid in full

\$18,204.18 paid out this month

Projected to be approx. \$26,000.00 over budget by the end of the year

### Office Manager Report: (Maria Reyes)

#### 1) General Office Items of Note:

a. State Annual Report filed but will need amended

b. Banking signature card change still in process

- i. awaiting state annual report amendment
  - c. Corporate Transparency and Beneficial Ownership Reporting in process
  - d. Prep for EOY 1099s & W2s finished
  - e. EOY Tax rate changes scheduled with payroll tax accountant
  - f. Prep for Assessment Mailing
    - i. Collating this week and next
- 2) Pool
  - a. Repair wall is primed and will be painted soon
  - b. Pool deck repairs and priming in process
- 3) Reservation System
  - a. Picking up for the holidays
- 4) Escrows
  - a. 2 properties in Pending Escrow
  - b. 1 Escrow closures processed
    - i. 0 member onboardings completed
- 5) Liens
  - a. 1 Liens issued in November
- 6) Covenant Violations
  - a. 1 received in office
- 7) Building Applications
  - a. 0 Application received
- 8) Scanning & Mapping
  - a. Works in progress
- 9) Community Input
  - a. None given

**Committee Reports:**

**Roads & Bluffs: (Andy O'Donald)**

Still waiting to hear from contractor to do ditch work, pending a response to get on their schedule

**Facilities: (Lilya Roraback)**

Tracker submitted

Lilya to meet with John regarding upcoming projects

**Arch & Plats: (Sandra Anderson & Cynthia Butler)**

Cynthia helping. Two covenant violations in progress, working on these. A written letter to go out.

**Aesthetics: (Lilya Roroback & Tara Long)**

Committee meeting scheduled for 1-6-2025 at 6:30pm at the clubhouse

**Engage the Community: (Cynthia Butler)**

We have had a very busy Committee.

Frosty Fine Edge was a success considering the very windy morning. They stayed very busy. I now have very sharp knives.

The Tamale class was very fun with 12 residents learning the art of Tamale making. Maria was an excellent instructor. We all went home with 24 delicious Tamales.

This Saturday will be the Holiday Open House from 4 to 6. We will be decorating the tree, making wreaths, decorating sugar cookies, and ornaments. Hot cocoa and a treat will be served.

Our next event is a Polar Plunge, January 4th at 9am. Committee member Tracey Warren will be heading up our first, I think, Polar Plunge. The rest of the Committee will be there to support the Plungers.

Committee member Sommer Bowlin put out an event Survey for the Committee. The events that got the most votes were;

Community clean-up 21

Plan to reach out to the folks that voted for this to get specifics

Outdoor movie night 20

Adult paint/wine & cheese night 18/13

Easter Scavenger Hunt 17

Buy sell trade 17

Chili cook off 16

We are working on completing the 2025 Event Calendar.

**Emergency Preparedness Committee (Curtis Price)**

Dedicated page now on the SHCC website

We ran another radio net drill on Thursday Dec 5. Although with our FRS radios connectivity is limited (as it would be with ANY radios because of our topography) everyone can either hear net control (Jordan) or can hear someone he can hear. My plan in the future is to get two volunteers in critical locations (which we are narrowing using our radio drill results) on

antennas to improve our network and train ourselves to successfully relay between block captains that can't directly talk (because of no line of sight).

Our next EMP community event will be a Stop The Bleed first-aid training March 9, 1-3 pm at the clubhouse. This training will require reservations; I will start taking them in the new year.

**Pool Committee:** (Kristin Bennet & Sandra Anderson)

No update pool closed for season

#### **Unfinished Business:**

Reserve Study review – need to finalize and publish:

Particular attention to be paid to items that need to be repaired/replaced in 2026 & 2027

Discussion regarding some items to be changed, Andy has some comments/corrections and will send them in. Fred has some questions/comments/changes

Some items that may need figures adjusted: Tennis court, Lawnmowers, bulkhead,

All board members to get input into Maria by the end of the year

Bylaw updates:

Sample letter passed out to board members for review for updates, to be distributed to board for review and updates and then go out to community.

#### **New Business:**

Tara nominated Lilya for President.

Discussion ensued. Fred expressed frustration with how the leadership of the board has been running for the last year and so. He is also interested in running for President. He feels that the president should be responsible for making sure the committees are performing their job functions. He feels that committees are not effective and not carrying out the work they have committed to.

Kirstin nominated Fred for President.

Discussion ensued regarding the possible open treasurer position if Fred takes the President position.

Lilya and Fred left the room, and the board voted.

Majority of the board voted for Lilya, Lilya to be President

With Lilya elected as President that leaves the VP position open. Nomination for Vice President

Lilya nominated Andy, Kirstin expressed interest, she is interested in helping and is frequently on premises

Andy & Kirstin left the room, and the board voted

Majority of the board voted for Andy, Andy to be Vice President

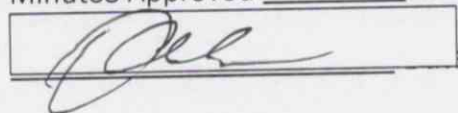
County has offered to send a technician out to talk to board about changes to bulkhead, discussion ensued on this. Board will review what was sent out and then reach out.

Sandra brought up a members request to have a memorial bench from a deceased member placed at the end of Driftwood drive oh SHCC property overlooking the beach. Board would like to see a drawing and will then make a decision.

Adjournment of regular meeting, at 8:11PM

Tara moved to move to Executive Meeting Cynthia seconded, all in favor, board moved into executive meeting.

Minutes Approved  As Written.  As approved

: Date: 1/8/2025

SHCC Board Secretary