



Whiskey Creek Condo Association Board Meeting Minutes
June 24th 2014 via GoTo Meeting

Board Members in attendance; Greg Gardner, Tim Snyder, Todd Miller, Harry Bourke, Jim Krupinski, Steve Parmeter

Members not in attendance; Eric Bachman

The meeting was called to order at 9:02 by Greg.

May 13th Meeting minutes were approved.

Land Acquisition

Kevin Bishop was invited to discuss the ongoing dealings with the bank. Kevin reported the closing took place on the 23rd and he will pass all the documents on to Tim for filing. The packet will also include the deed and docs for the ponds. Mark granted three divisions for the acreage. The divisions allow options for future splits of the property or sale to other property owners within the section they are written for. The exact use of divisions is not know and would require further investigation. The note was written at 5% fixed rate and matures in five years. We can renegotiate the note after five years. Our payments are due April 1st of each year. Making annual payments instead of monthly payments save a considerable amount in interest. The firewood contract was withdrew by Mark Todd because he could not find a company to meet the timeline. We will investigate firewood companies to bid on the wood on the ground. It was mentioned by the bank that we investigate the need for our association to file income taxes.

Insurance

Steve upped the content coverage on the condo building. The bath house was also added to our policy. Maintenance items such as our lawnmower are covered. Steve will confirm the lawn mower coverage. Steve will investigate liability coverage and rates.

Septic clean out

It was decided the condo should be OK for a 6 year clean out cycle. The bath house was cleaned out two years ago and will be cleaned out in August. We'll evaluate the status of the tanks in August and establish a clean out schedule at that time. The dump station is quite large and deemed a non concern for lack of use.

Member complaint

A member contacted us inquiring about unsupervised children being allowed in the condo building. Another member was looking out for the building and thought children needed to be supervised within the building. We reviewed the issue and noted we did discuss this topic in a meeting last year but no ruling was made to prohibit unsupervised youths. It was noted our door lock does provide an audit trail of access to the building. Tim will send out a note on this topic.

Trash service

We will update our service requirements to dump both dumpster at a rate of \$160 for the second dumpster for the month of July. We will evaluate the need to continue both dumpsters for August at a later date. Greg will investigate the ability to change the dumping day to Tuesday.

Variance Request

Jenni Johnson, lot 3, requested to build a roof over their trailer. Request was approved.

Dave Gale, lot 280, requested to install a 14 X 24 pre built shed. Request was approved. Tim noted we have no contact information for this member. Harry will follow up them and get their contact information.

Jim Krupinski Sr requested to have several campers and guest on his lot for the week following the fourth of July. The request was approved.

Hicks requested to have additional units on their property for the holiday weekend. Request approved.

Use and Occupancy

Number of campers per lot, and other violations. It was suggested we begin a “paper trail” on these violations. We will take a tour of the campground and take notes on areas of concern. This item was tabled for a future meeting.

Pond Facilities

We will have a porta potty delivered to the pond area. Harry will follow up.

Cook out funding

Steve motioned to purchase chicken for a pot luck dinner at the pond on Saturday July 5th. We will purchase the chicken for the event. A limit of \$200 was set. Motion passed.

Roads

Tim mentioned we are out of crushed concrete. Harry didn't feel we wanted to “stock” this material as we would have to pay to move it to where it was needed. He felt it was better to deliver the material where it was needed.

Tim suggested Jim pay the Brine guy for another application prior to the holiday along with the payment for the Memorial weekend application. Harry will monitor the grading needs prior to Brining.

Beach

Tim suggested we expand the beach area towards the dock. The suggestion was added to our Friday work day.

Door lock

Tim motioned to purchase a “data transfer module” to better facilitate communication with the door locks. The module runs approximately \$250. Motion was approved.

Next Meeting; July 15, 2014.

The Meeting adjourned at 10:42

Respectfully submitted to you by,

Timothy R. Snyder

Recording secretary
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