



Whiskey Creek Condo Association Board Meeting September 12th 2013 via GoTo Meeting

Board Members in attendance;

Kevin Bishop, Tim Snyder, Todd Miller, Greg Gardner, Harry Bourke, Jim Krupinski, Steve Parmeter

The meeting was called to order at 9:05 by Kevin.

August 13th Meeting minutes were approved.

Lot 87

Discussion on lot 87 began with regard to the lot going on tax auction for a second time. The minimum bid is \$100. We see purchasing this lot as a way to earn income for the association. A motion was presented to bid on the lot with a maximum number agreed upon by the board members. Kevin has agreed to handle the auction and resale of the lot, in the event of successful bidding. It would not be our intent to bid against a family looking to purchase a lot. A second was made and the motion was passed.

Lot Dues

Discussion began on increasing the lot dues. There are many reasons for looking for additional funds. The main reason is to try and hire a person as a sub contractor, who's duties would include common element maintenance, grass cutting, bath house upkeep and cleaning, Sheriff type duties, etc. Our trash demands have increased drastically as well as our supplies for the restrooms. It was noted our dues have not been increased since their inception in 1994. Motion was presented to increase the dues by 15%. The motion was passed with a 6-1 vote.

Treasurer Report

Jim presented the past due list with 19 members being over due totaling \$4811.

Legal Representation

Discussion began on hiring Tracy Thompson, a local attorney, to handle our liens and possibly foreclosure on Lot 26 and lot 128. These lots have been sent several notices of their past dues with no response at all. Motion was presented to put Tracy on retainer for facilitated the liens and possible foreclosures. The motion passed.

Land availability

Kevin reported the deal to sell the ~220 acres of Mark Todd's land north of our ponds has fallen through. The campground is only interested in the two parcels to the east of the outpost two track which is essentially the meadows totaling ~75 acres. Discussion ensued on the association's interest in acquiring the ~108.85 acres which encompasses the outpost. The asking price is ~\$1400/acre. Steve will investigate financing options. Discussion was tabled.

Insurance

We are having difficulty getting information from our current agent. We have yet to see the paperwork establishing coverage on the ponds. Kevin has an email guarantee, but we need to document stating coverage. We will investigate a new carrier for our insurance needs. Kevin requested insurance documents from Jim.

Bath House

We will keep the bath house open until December 1st. The campground water will be shut down November 2nd. A \$5 per lot will be assessed for the start up shut down with the \$5 from last season being added to the billing. Tim will look to the membership seeking a HVAC contact willing to bid on a new furnace for the bath house. Dan Younts has a 75 gal. on demand hot water heater available for \$450. Jim will look at the budget and get back with us with funds available for these upgrades.

Ponds

Discussion on pond care and maintenance included dredging, weed control. This topic was tabled.

Next Meeting will be called as needed.

The Meeting terminated at 10:10

Respectfully submitted to you by,

Timothy R. Snyder

Recording secretary
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