

Sylva Vista Road Association Minutes - July 9, 2022

Sylva Vista property owners gathered at Poteet Park beginning at noon. Following a robust lunch, Association President Jo Stringfellow called the meeting to order.

Laurie Blevins moved to approve minutes from the 2021 meeting. Pat Doherty seconded the motion, which was approved unanimously.

SVRA Treasurer Pam Smolik presented a financial report showing the checking balance of \$30,718. A total of \$88,996 was collected in annual dues and impact fees. \$67,444 were paid out in expenses. Pam noted that "miscellaneous income" includes \$1,000 contributed by Joe Ainoris.

Several property owners who have not paid fees will be contacted. Under our Bylaws, the Association can levy a lien on such property, with the property owner responsible for the costs. Late paying owners will also incur \$10 per month late fees. Dues collected over the past year were approximately \$78,000. The estimated income with all property owners paying dues would be approximately \$83,000.

The new community gate requires both electrical and internet support, shown in expense as "internet gate." Returned checks generated bank fees of \$30.00. Road maintenance includes snow removal and repairs. While the bank balance is better than last year, upcoming expenses are significant.

New property owner Karnam Honeycutt asked how to respond to a fallen tree limb over the road. Members offered that anyone who sees an obstacle is encouraged to help remove it, and that several owners keep a chain saw in their autos for these events. An obstacle can be reported to any board member.

Dennis Olson moved to approve the financial report. Steve Blevins seconded the motion, which passed.

Jo Stringfellow gave an overview of road maintenance priorities. Heavy rains washed out gravel roads in at least ten areas of Parris Branch and upper Basswood. Road repair will focus on filling broken pavement with gravel and maintaining the gravel road. Numerous culverts along Parris Branch need repair, and some have been on this list for years. Paving planned for July 22 will be delayed in order to work on grading the gravel road. Repaving will be revisited as soon as the pavers send specs on depth of paving, how much underlying gravel will be used and what potholes they are planning on filling. Dennis Olson and Joe Ainoris, who have extensive knowledge in this area, have brought up these concerns so that the paving will not just be cosmetic, but will hold up under heavy vehicles and road traffic.

Crews from Castillo who have been trimming along our roads will return to clean out ditches and remove small trees and branches over the roads.

Revisions to SVRA Bylaws are needed to address issues surrounding impact fees, dues for owners with multiple lots, and Air BnB guidelines.

Board membership is changing. Jo Stringfellow is stepping down after many years of exemplary leadership. David Sutton is leaving the communications role since the Suttons are selling their Sylva Vista home. Pam Smolik has another year on the board, but without the Treasurer role. Barb Frisbie has volunteered to return as Treasurer. Frank Massaro and Ron Van Alstyne remain on the board.

Two positions need to be filled. Frank Massaro nominated Joe Ainoris for a board position. Linda Burton seconded the nomination. David Sutton nominated Tom Pasko. Frank Massaro seconded the nomination. A vote confirmed the two new board members.

Owners agreed to no change in annual dues.

Emory Prescott was recognized for the success of our community gate. Owners were reminded that the cost of constructing the gate was paid through donations from property owners. The "gate fund" remains a separate financial account that currently contains \$2,900 for planned landscaping, lighting, and stone. Additional donations will be required to fund that work. When sufficient funds have been raised, the work can move forward.

Another project to be funded outside of SVRA will create a mailbox/dropbox structure at the wide part of lower Parris Branch Rd. near Johnny Knob Ln. The Post Office has agreed to enter our gate for delivery to this mail center. Other ideas for this structure include a bulletin board for posting notices such as a "lost pet" flyer.

In addition to her commitment to the community gate and mail structure, Frank Massaro recognized Emory for maintaining Basswood Ridge. She regularly cleans up the turnouts and trims along the road, using her own resources. He acknowledged that everyone is a volunteer, including the board members, and that our community works when we all pitch in to make it work. This sometimes requires patience with road conditions.

Frank thanked Jo Stringfellow for her dedication to SVRA with a bouquet of Spring flowers. She blushed and adjourned the meeting.