

# Minutes of SVRA Board Meeting: Special Meeting on Paving

## Meeting Date: 06/03/2025

**Attendees:** Barb Olson, Tom Pasko, Pam Smolik, Dave Stover, Ron VanAlstyne

### Agenda:

1. Call to order at 5:04 p.m.
2. Approval of the minutes of the November 6 2024 meeting: Tom made a motion to approve the minutes; Ron seconded. All in favor, none opposed.
3. Pavement completed just past section 1
  - Ron noted that costs increased from when the quote was received in 2024. However, we also got farther and wider in the section that was paved
  - Approximately \$9100.00 in road maintenance and repairs will be completed prior to end of the fiscal year end
  - Ron made a motion to add \$25,000.00 to the special fund once dues from the 2025-2026 Annual Fees come in. Tom seconded.
    - This will be planned for use in re-paving the remaining sections, but will depend on whether there are unexpected expenses
    - All were in favor, none opposed
4. Speed Complaints Received by Dave Stover
  - Ron noted that there are posted speed limits of 15 mph. U-turn signage is also posted near Johnny Knob.
    - i. Possibly add some Turn-around signage near Tom Paskos's house
  - Unless roads are being damaged the board is not able to do much. If the road is damaged people can be held responsible, but we would need to be able to determine who should be responsible for paying
  - There was also a discussion about road courtesy. Barb Olson will reach out to Kim Costanza to see if she still has it. Barb will update it, adding that guests should be aware that GPS is not always accurate, and that owners should share the road courtesy information with their guests and visitors
  - Road courtesy and speeding should be brought up at the annual meeting; perhaps ask what we can do as a community to improve this
5. Annual Meeting Topics and Agenda
  - Group Text System:
    - i. We need to get updated resident phone numbers
    - ii. Remember this is a No Reply text. It will only be used for emergencies. Cost is \$112 per year, and it includes email services. Tom will send out texts, Barb will help as needed. All board members will be able to send out texts.
  - Remind residents about having guests and vendors:

- i. Give them detailed directions
  - ii. Offer to lead them up or pick them up on the first visit
  - iii. Residents' responsibility is to inform guests, workers, renters etc. the need for 4WD or AWD.
- Annual Fees:
  - i. There was a discussion on whether to raise fees. Tom commented that this would not be popular. Ron noted that we have sufficient funds coming in to do the normal operations but may not have as much available for paving.
  - ii. Tom suggested a special assessment, that would only be used for emergencies. A Special Assessment Reserve fund would need to be set up. Special Assessments would not be something voted on at the Annual Meeting. There was a discussion about how to convey the need and how it would be received. The general discussion was that it is better to hold off on the assessment unless there is an urgent need for funding, instead of assessing an assessment in case it is needed.
  - iii. **NEW HOME CONSTRUCTION FEE**: if properties are congruent, owners can go to the county and have them combined into 1 title so that is only one road fee. Note that Fees **should be** for each house on a property, even if it is on one property. Properties with multiple names should have multiple fees.
    - 1. Tom suggested increasing developer fees, which haven't been raised since the road association was initiated to 20% of construction costs. Dave suggested a \$10,000 construction fee when a building permit is pulled for a new home, plus perhaps a 10% fee for improvements.
    - 2. Tom made a motion to create a new home construction fee that is tied to the Residential Building Permit. Ron seconded. All were in favor, none opposed.
  - iv. **ROAD CONSTRUCTION FEE**: Tom made a motion to change the Road Construction Fee to \$7500.00 or 20% of the cost of the home improvements, whichever is Less. Ron seconded
    - 1. It was noted that although Road Association fees have tripled over the last several years, there has never been an increase to the fees associated with home improvements or new construction.
    - 2. This will need to be voted on and adopted at the annual meeting; discussion included that the fee could be \$5,000.00 if the membership at large doesn't accept the \$7,500.00.
    - 3. All voted in favor, none opposed.
- Attorney suggested updating the By-Laws
  - i. Declarations are the official ruling documents. Membership approves fee changes; the Board can change the By-Laws.
  - ii. The current By-Laws do not meet the CP7 requirements
  - iii. Attorney is not required to update the fees though

- Tom asked if the By-Laws could be changed to include restricting access to the gate code (for owners who owe funds, they be required to contact the Board for access, and not be able to let guests in on their own)
    - i. Ron and Tom are working on changing everyone to the 5-digit code, and will need to send a letter to non-residents
    - ii. Since remotes are now working, owners should be buzzing in guests/workers etc., and the 5-digit code should be used only for emergencies.
    - iii. Plan on phasing out the current process, aiming for 1/1/26.
    - iv. Ron will confirm with the attorney what the process needs to be (what requires attorney etc.)
  - Board Members up for 2025-2026
    - i. Pam, Ron and Tom are up for re-election. All agreed to remain on the Board
    - ii. Dave has indicated he will be resigning from the Board if someone else will run. Ashley Allen may be interested; Board will contact her to see if she is interested. The floor will also be opened to nominations at the Annual Meeting.
  - Date of Annual Meeting
    - i. Tom will ask at the meeting if there is a desire to change when the meeting is held
6. Volunteer to order and pick up chicken from Walmart
- There was discussion about the quantity of chicken left over in recent years.
  - Tom will ask Karnam about getting sandwiches from BreadHeads instead of chicken
  - Tom has the leftover supplies from last years' picnic.
7. Open Discussion: None
8. Adjournment: Barb motioned for adjournment and Tom seconded. Meeting was adjourned at 7:01 p.m.

