

**SPORTSMAN'S WORLD PROPERTY OWNERS' ASSOCIATION, INC.**  
**MINUTES OF ANNUAL MEETING**  
**OCTOBER 21, 2023**

The meeting of the **Sportsman's World Property Owners' Association, Inc.** (SWPOA) was called to order at 10:07 A.M.

A quorum was present as represented by person and by proxy. A list of those present is available in the office of the SWPOA.

Tom Winkelman, President of the Board, introduced Christine Watters, Vice President, Roy Davis, Secretary/Treasurer, and Hannah Holstein, Administrative Assistant.

Nominations were called for from the floor. Roy Davis's term is expiring. Roy Davis and Leroy Law are running for the open board position.

A motion was made by Roy Davis and seconded by Christine Watters that the minutes of the Annual Meeting held October 15, 2022 be approved as written.

The Financial Statements were presented for SWPOA. Tom Winkelman reviewed the budget items for the 2023-2024 year. Tom explained that the budget was used to arrive at the assessment amount of \$125.00 per property for the 2023-2024 fiscal year. A motion was made by Roy Davis and seconded by Tom Winkelman to approve the financial statements.

Tom Winkelman explained that over the past year, the ACC has approved 27 building permit applications. Among these applications were 9 new houses, several additions, fences, and pools.

The Land Use Board consists of the following:

Lloyd Raforth, Precinct #1; Alan Rhoades, Precinct #2; Christine Watters, Precinct #3; Luke Lea, Precinct #4; and Bill Forbes, at large. Lloyd's term is expiring and he agreed to serve again.

Tom Winkelman announced the nominating committee for 2023-2024. They are Christine Watters chair, Ann Burns and Tony Lee.

Tom Winkelman announced the Architectural Control Committee for 2023-2024. They are Todd Burns, Scott Parrish, and Brian Hooker.

The meeting was open for comments from the members.

Lori Bruns made a request for the documentation of meeting minutes at the monthly meetings and inquired about the possibility of virtual meeting options. The board clarified that the meeting minutes are readily available on the website and stated that virtual Zoom meetings are not obligatory. It was confirmed that the monthly meetings will continue to be held on Fridays at 3:30.

Questions were raised concerning the construction of a pickleball court within Sportsman's World. The board clarified that the permit for the pickleball court was erroneously issued, and the board is actively addressing and resolving this matter.

Melissa Foley raised a question about the board's diversity. She expressed her intention to promote visibility and awareness of the concerns she believes are emerging within the board. Melissa explained her concerns about the delay in receiving building codes and inquired about the reasons behind the denial of virtual meeting options.

Carol Cashion discussed the purpose of the covenants. She also discussed the circumstances surrounding the removal of previous ACC (Architectural Control Committee) members. Carol also shared her concerns regarding the newly appointed ACC members.

Rebecca Davis requested a comprehensive explanation from the board regarding the reasons for the removal of the previous ACC members. The board clarified that certain approvals/disapprovals by the ACC were inconsistent with the established covenants. They explained that the decision to terminate the ACC members stemmed from the ACC members making decisions based on building codes that had not been officially filed with the county, thus rendering those codes unenforceable.

Melissa Foley emphasized the importance of the current ACC members engaging in collective discussions regarding applications. The board clarified that each ACC member receives the applications via email.

The board stated that building codes are not required. They are seeking legal counsel regarding the potential for having building codes in the future. The covenants outline what is permissible.

Carol Cashion explained her concern with metal structures that will be used as a residence.

A question was asked regarding what recourse the board has against a property owner that builds a barndominium that violates the ACC's approval. The board explained that a lawsuit could be filed.

A question was asked whether a third-party company could be used to review applications.

Vinnie Yakubanski proposed holding SWPOA and SWRA meetings in a shared facility at separate times. Vinnie also suggested Zoom meetings as an alternative option. Additionally, Vinnie requested that building application plans be time-stamped and dated for reference. Furthermore, it was suggested that a list containing property owner emails and phone numbers be compiled for convenient communication. The board explained that this is a privacy issue.

The ballots were tallied. Roy Davis will remain on the board.

The Annual Meeting for 2024 will be held on the third Saturday in October, October 19, 2024.

There being no further business, the Annual Meeting was adjourned at 11:23 a.m.

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Roy Davis, Secretary/Treasurer