

Splendor Oaks Home Owners Association

Minutes from Meeting

August 1st, 2017

Board Members in Attendance:

Darryl Payne, Lori Pitts, Carwin Dunn, Bill Adams, and Bob Ebinger

Homeowners in Attendance:

Paul Pitts and Keith Barcken

The meeting was called to order by Darryl Payne at 7:16pm

Approval of minutes from July Meeting:

The July meeting minutes were distributed; Bill motioned to approve the minutes
Carwin 2nd, the minutes were approved.

Financial Report:

Due to the fact that Thomas King recently resigned as Treasurer...his final Financial Report was available and given by Darryl. The most current activity in the HOA Accounts are as follows:

Checking Balance:	\$470.97
<u>Deposit(s):</u>	<u>\$ 20.00</u>
Current Checking Balance:	\$490.97
Savings Balance:	\$10,946.67
Main/Dues Unpaid:	16

Motion to approve Financial Report made by Bob, 2nd by Lori, Financial Report approved.

Resignation of Secretary:

On Thursday, July 20th, 2017, Thomas King resigned his position as Secretary. Lori suggested Paula Davis may be interested. Although Paula was not in attendance, a phone call was placed and she spoke to the board and accepted the position. Paula Davis is now the Secretary for the SOHOA.

A motion to replace Thomas King with Paula Davis as Secretary was made by Bill and 2nd by Bob, motion passed. Lori will contact Paula concerning the records and minutes from this meeting.

A discussion was started by Darryl concerning the open seat on the board. With the resignation of Thomas King, the board of directors is now short one member. The bylaws state the board is to have a minimum of 7 members. With the 2018 election ballots going out next month, should the position be filled now or wait for the month and fill the empty position during the November election. The second issue is who could fill the position. It was decided that Lori will send out a newsletter to the residents updating everyone on current issues and also to explain the empty seat and if someone would be interested in joining the HOA board of directors. Therefore, a newsletter will be sent out in the next week, the HOA dues and the

Election Ballots will be mailed out on September 15th with the return of ballots by October 15th. Ballots will be read on November 7th.

A motion was made by Lori to wait on filling the position till the new election, 2nd by Bob, the motion passed.

Old Business:

Treasurer:

Although Lori Pitts was placed in the position of the SOHOA Treasurer during the March 2017 meeting, she has yet to be added to the account(s) or given the financial records. Darryl and Lori will meet at the CNB on Friday, August 4th at 2pm to facilitate this transfer. The financial records and checkbook have been turned over to Lori Pitts.

Downed Trees in Neighborhood:

Keith Bracken and Thomas King volunteered their time and energy to cut and remove the downed trees in the neighborhood from the storms this past spring. Thank you both so much for your time and care of our community.

Pot Hole at Entrance of Subdivision:

As many have noticed by now, the pot hole at the entrance of the subdivision have been repaired. Thanks to Thomas King making calls and having this issue resolved.

Drainage at Entrance of Subdivision:

Thomas King made several phone calls to the county concerning the issue of the drainage at the entrance to the subdivision. This issue will be resolved the next time the roads are paved by the county. Again, Thank You Thomas King.

Condition of Shrubbery along Emerald:

Several residents have concerns about the shrubbery along the road side on Emerald Avenue towards the back of the subdivision. Many of the trees and undergrowth are encroaching on the road way. Darryl has contacted the county and government easements will be trimmed back during the regular fall cutting.

New Business:

CCR's and Bylaws:

A discussion was opened concerning the tabling of the CCR's and Bylaws. These CCR's and Bylaws were written in 1991 by the builder and altered again in 1994 however no updates have been made since the subdivision was built. On several occasions the subject of updating these has come up but never to any success or conclusion. It was decided that the attorney on file be contact concerning the process of updating and rewriting the CCR's and Bylaws. It was also discussed that the board members take the time over the next month and note any ideas and changes that may be necessary in the updating process. Also a quote will be necessary for the cost of this update from the attorney.

Safety of the Neighborhood:

It has been brought to the attention of the board that a resident's car was broken into recently. In order to keep the residents aware, this will be mentioned in the upcoming newsletter for the month of August. Residents need to be aware and vigilant of their cars, mail and surroundings in general.

Post Office concerns:

Numerous residents have noticed their boxes are being left on top of their light posts. Darryl has spoken to the Postmaster and made her aware of the situation. Hopefully this will resolve the issue.

Violation Letters:

There are several residents which have been noted violating the CCR's and bylaws.

3022 Sugarwood: Excessive Storage

3018 Sugarwood: Goat, No Livestock allowed

3069 Sugarwood: Construction over 6 months old, Construction Debris on Property

Letters will be written to these residents in hopes that these issues can be addressed quickly with

no more than a reminder of the restriction and conditions in the neighborhood. Paula and Lori will have these reminders written up, pictures added as well as specific violations mentioned and mailed within a week or two.

State of Neighborhood:

At July's meeting the maintaining of lots was discussed. Carwin wrote letters to the Christian (D-27) and the Key (A-8) families concerning the regular maintenance of lots.

*The possibly abandoned house at the end of Emerald Avenue was discussed. We will check into the situation concerning this property and address the findings at the next meeting.

Motion to adjourn meeting was made by Carwin and 2nd by Bill. Meeting was adjourned at 9:07pm

Next Meeting: Tuesday, September 12th, 2017

Minutes submitted by Lori Pitts, Treasurer