

**Splendor Oaks Homeowners Association
PO Box 65
Kodak, TN 37764**

**Minutes of Meeting
December 5, 2017**

Board Members in Attendance:

Darryl Payne, Lori Pitts, Keith Bracken, Christi Glovak, Kerry Reeder, Bob Ebinger

Board Member Absent:

Carwin Dunn

Homeowners in Attendance:

None

The meeting was called to order by Darryl Payne at 7:34pm.

Approval of Minutes from November Meeting:

The minutes were distributed by Darryl Payne. Motion to approve November Minutes, Lori Pitts, 2nd by Keith Bracken. Minutes approved (with corrections).

Financial Report:

The Financial Report was given by Lori Pitts.

CHECKING ACCOUNT:

| | | |
|--|-----|-----------------|
| Previous Checking Balance | | \$306.60 |
| Expenses | -0- | |
| Deposits | -0- | |
| Transfer | -0- | |

Checking Account Balance as of 12/05/17..... **\$ 306.60**

SAVINGS ACCOUNT

| | | |
|---------------------------------------|----------|--------------------|
| Previous Savings Balance | | \$11,759.98 |
| Transfer to Checking..... | -0- | |
| Interest..... | -0- | |
| Deposit (11/16-3)..... | \$130.00 | |
| Deposit (12/4-2)..... | \$80.00 | |

Savings Balance as of 12/05/17..... **\$11,969.98**

2017 Unpaid Membership/Dues: 16
2018 HOA Maintenance Fees Paid: 63 of 108 properties
2018 Unpaid Membership/Dues: 45

Lori Pitts working on delinquent accounts. HOA will bill for \$20 maintenance fee, not past HOA fees. HOA fees can be billed for current year only. Board reviewed delinquency letter and suggested changes. Lori to correct and mail to property owners. Motion to approve Financial Report, Kerry Reeder, 2nd by Keith Bracken. Financial Report approved.

***Bill Adams has resigned from Board of Directors. See email. No ballots necessary for new board members. Current Board will continue through the end of 2018 with 7 members.

***December Newsletter-rough draft submitted by Lori Pitts. Should be sent to every property owner including alternate addresses (Lori to provide). Darryl Payne reassigned newsletter to Secretary responsibilities. Christi Glovak to finish newsletter and send to Darryl for approval. Newsletter should go out ASAP.

***Suggestion to develop a Welcome Packet for new homeowners - could include an intro of the board of directors, including names, titles, phone numbers, emails, meeting dates/times. HOA Community Newsletter, etc.

***Holiday Light Contest - 1st, 2nd, 3rd place winners will be chosen on December 23, 2017. Yard signs will be placed. Information will be included in December Newsletter.

Old Business

Entrance to Splendor Oaks

Eric did last mowing of the year and will come back to mulch, weed, and trim bushes at entrance. Consider replacing bushes in the spring. Keith Bracken to remove the monkey grass

and bush that is obstructing the view of traffic. Both the grass and the bush are located in front of Splendor Oaks sign on right side as you exit.

749 Emerald Avenue

Lori Pitts to send letter regarding removal of junk pile. Pile in question sits neatly stacked at the edge of woods in back of the property but can be seen from road and is in violation.

Swaggerty's Property

Issue with erosion on property. Suggestion to add concrete curbing. Lori Pitts to find out who owns property so that they can be contacted regarding the issue.

New Business

Bizapedia

Kerry Reeder brought to the Board's attention that SOHOA was listed as inactive on the Bizapedia website. Darryl Payne said that Thomas King paid fees and had the problem corrected last year. Darryl to verify.

SOHOA Website

Christi Glovak suggested that we add Board of Directors names and meeting dates to website. Darryl Payne to add.

Homeowner Comments

No homeowners present

Motion to Adjourn:

Motion to Adjourn, Keith Bracken, 2nd Bob Ebinger.

Meeting adjourned at 8:50pm.