

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

**Minutes of Meeting  
July 10, 2018**

Board Members in Attendance:

Darryl Payne, Christi Glovak, Bob Ebinger, Kerry Reeder, Keith Bracken, Carwin Dunn

Board Members Absent:

Lori Pitts

Homeowners in Attendance:

Larry and Helen Musgrove

The meeting was called to order by Darryl Payne at 7:05 pm.

Approval of Minutes from June Meeting:

The June Minutes were read aloud by Christi Glovak. (Hard copies will be provided at our next meeting.) Motion to approve June Minutes Bob Ebinger, 2nd by Carwin Dunn. Minutes approved.

Financial Report:

June Financial Report provided by Lori Pitts, reviewed by Darryl Payne. Motion to approve Financial Report Kerry Reeder, 2nd by Keith Bracken. Financial Report approved.

**Financial Report  
Date: 06/05/2018 to 7/10/2018**

**Checking Account:**

<b>Previous Balance:</b>	<b>\$221.88</b>	
<b>Expenses:</b>		
Darryl Payne (Banner)	\$116.30	
Christi Glovak (Yard Sale Ads)	\$92.90	
<b>Deposits:</b>		
<b>Transfers:</b>	\$200.00	
<b>Balance as of 07/10/2018</b>		<b>\$212.68</b>

**Savings Account:**

<b>Previous Balance:</b>	<b>\$12,807.25</b>	
Deposit:		
Transfer:	\$200.00	
Interest	\$3.84	
<b>Balance as of 07/10/2018</b>		<b>\$12,611.09</b>

**Membership/Maintenance Dues as of July 10<sup>th</sup>, 2018**

2017 Unpaid Maintenance Fees: 13  
2018 HOA Maintenance Fees Paid: 92 of 106 properties

Unpaid Maintenance Fees 2018:	14
Paid HOA Members 2018:	56

### Agenda Items:

By-Laws - see separate document

Christi Glovak is working on a final document summarizing all suggested changes to the By-laws. It will be provided for Board review at the August meeting.

Board Meeting Protocol - Motion by Keith Bracken to move Homeowner Comments to after the Minutes and Financial Reports are approved rather than wait to the end of the meeting. Motion by Carwin Dunn to have homeowners sit somewhere where they can hear meeting but not participate except during the homeowners comment section. Homeowner comments should be limited to 5-10 minutes per homeowner. 2nd on both motions by Kerry Reeder. Motion carries.

### Old Business:

Keith Bracken has not contacted Blalock's regarding the curb work estimate on Emerald Avenue. Kerry Reeder has provided the Board with further resources to consider.

May's Paving 104 Lakeside Street, Knoxville 865-310-1960

A&W Ready Mix, 151 Kyker Ferry Rd, Kodak 865-932-4010

Ingle Curb Pouring, 1969 Chapman Hwy, Sevierville 865-429-4815

Underwood Paving, 7409 Asheville Hwy, Knoxville 865-523-2789

### New Business:

Keith Bracken suggested we put the issue of curb maintenance (specifically, spraying for weeds/pulling weeds between the pavement and the curb of each property) on the November ballot and allow homeowners to vote. Darryl Payne remembers a previous estimate for approximately \$400 to spray the curbs.

### Homeowner Comments:

Question for the Board as to how the Board Members get elected and when is the election held. Process was explained by President Darryl Payne.

Suggestion for the Board regarding the spraying the curbs. Homeowners would like to be notified when properties would be sprayed and what chemicals would be used.

Motion to adjourn Kerry Reeder, 2nd Keith Bracken, Meeting adjourned 7:42pm.

Next meeting: August 7, 2018