

Splendor Oaks Homeowners Association
PO Box 65
Kodak, TN 37764

Minutes of Annual Meeting
November 14, 2017

Board Members in Attendance: Darryl Payne, Carwin Dunn, Bob Ebinger, Lori Pitts
Absent: Bill Adams

Homeowners in attendance: Christi Glovak, Keith Bracken, Paul Pitts, Kerry Reeder, Soon Young Park, Jung Hee Baek

The meeting was called to order by Darryl Payne at 7:08pm.

Approval of minutes from October Meeting:

The minutes were distributed by Darryl Payne. Motion to approve October Minutes, Keith Bracken, 2nd by Lori Pitts. Minutes Approved.

Financial Report 10/3/2017 thru 11/14/2017:

The Financial Report was given by Lori Pitts.

CHECKING ACCOUNT:

Previous Checking Balance..... \$580.97

Expenses:

Lori Pitts (Aug Newsletter, Stamps)	\$77.08
Appalachian Electric	\$100.00
Eric Thomas Lawn Care	\$90.00
Lori Pitts (Copies, stamps, Etc.)	\$137.29
PO Box Annual Fee	\$70.00
Brittney White (Pressure Wash)	\$130.00
Eric Thomas Lawn Care	\$270.00

Deposits..... -0-

Transfer (10/14/2017)..... \$300.00

Transfer (11/13/2017)..... \$300.00

Checking Account Balance as of 11/14/17..... \$ 306.60

SAVINGS ACCOUNT

Previous Savings Balance..... \$11,429.98

Transfer to Checking..... \$600.00

Interest.....-0-

Deposit (10/16-9).....	\$300.00
Deposit (10/26-8).....	\$310.00
Deposit (11/8-6).....	\$160.00
Deposit (11/13-5).....	\$160.00

Savings Balance as of 11/14/17..... \$11,759.98

2017 Unpaid Membership Dues: 16
Paid HOA Members 2018: 37

Financial Report presented by treasurer, Lori Pitts. Motion to approve Financial Report, Kerry Reeder, 2nd by Bob Ebinger. Financial Report Approved.

Board Member Election:

There were 9 names on the ballot. Paula Davis has declined a position on the board resulting in 8 potential board members. The bylaws state that the board must maintain an odd number of members not less than 7. The votes were counted and the top 7 were affirmed as board members: Darryl Payne, Lori Pitts, Carwin Dunn, Kerry Reeder, Christi Glovak, Bob Ebinger, Keith Bracken. Not affirmed: Bill Adams. Carwin Dunn made a motion to send out a ballot with 2 names, one being Bill Adams to the 37 voting members. Lori Pitts 2nd motion. Motion approved.

Officer Election:

Lori Pitts willing to continue as Treasurer. Motion to approve Lori as Treasurer, Keith Bracken, 2nd Carwin Dunn. Motion Carried.

Lori Pitts made a motion to elect Christi Glovak as Secretary, 2nd Bob Ebinger. Motion Carried.

Keith Bracken made a motion to elect Darryl Payne as President, 2nd Kerry Reeder. Motion Carried.

The position of Vice President is currently vacant.

Old Business:

Entrance to Splendor Oaks

Entrance was power washed including all brick and white fencing.

Goat

Darryl Payne reports that the renters have gotten rid of the goat. Issue resolved.

539 Emerald Ave

Homeowners in attendance at meeting. Expressed limited understanding of English language. They state that they were unaware of association CCR's and Bylaws. The homeowners have been absent for 2 years. They rented home to tenant for 1 year, and the house sat vacant the remaining year. Homeowner returned in January. Homeowner states that they have cleaned up property and moved everything back onto their property. Keith Bracken discussed property line and explained surveying. Homeowner wants to fix embankment with concrete block, and fence property next year. Board suggests survey to mark property (Sims Survey Services) or walk property with board member Keith Bracken or Darryl Payne to find pins. Lori Pitts to have letter of complaint translated to Korean.

New Business:

Clifton and Karen Christian

No response from homeowner on first notice. Response on second notice. Homeowner offered to pay \$300 and stated they were not able to attend meeting. Carwin Dunn suggested they might be confused by the wording of the letter as the board prefers homeowner hire and pay someone to clear property. Carwin to send letter to clarify instructions and will include names of businesses that could bushhog the property.

Entrance to Splendor Oaks

Kerry Reeder made a suggestion to trim bushes at entrance to improve line of sight as vehicles enter Douglas Dam Road. Keith Bracken to investigate and trim as needed.

665 Emerald Avenue

Homeowner Karen Barber 665 Emerald Ave. Keith Bracken trimmed overgrown branches and dragged branches to back of property with homeowner approval. There was a gentleman named Phillip Calage on property that approached Keith upset that they are losing their privacy. Keith is going to talk to Thomas King and see if the county can come out and trim at their discretion.

Email Addresses

Darryl needs email addresses for board members and all residents. Lori Pitts to send to all board members.

Erosion on Lewelling

Keith Bracken addressing erosion issue on Lewelling. He is working with pick and shovel to clear red mud.

Swaggerty's Property

Keith Bracken would like to discuss with homeowner the possibility of adding 24 feet of concrete to help with erosion issue. Would look better and be more functional. Keith to contact property owner and discuss issue.

Homeowner comments:

None

Motion to adjourn: Kerry Reeder made a motion to adjourn, 2nd Carwin Dunn.
Meeting adjourned 8:56pm.

Next Meeting December 5, 2017, 7:30pm at CNB.