

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

**Minutes of Meeting**  
**October 2, 2018**

Board Members in Attendance:

Darryl Payne, Christi Glovak, Bob Ebinger, Kerry Reeder, Carwin Dunn, Lori Pitts

Board Members Absent:

Keith Bracken

Homeowners in Attendance:

Andrew Sorenson, Robert Lopez-Griffis

The meeting was called to order by Darryl Payne at 7:03 pm.

Approval of Minutes from September Meeting:

Motion to approve September Minutes Kerry Reeder, 2nd by Lori Pitts. Minutes approved.

Financial Report

Date: 09/12/2018 to 10/2/2018

Checking Account:

Previous Balance:		\$107.68
Expenses:		
	Darryl Payne (Atty Fees)	\$250.00
	Lori Pitts (Receipts-Annual Invoices)	\$115.31
	Tristar Landscaping	\$260.00
Deposits:		
Transfers:	9/21/2018	\$500.00
	10/01/2018	\$500.00
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Balance as of 10/2/2018		\$482.37

Savings Account:

Previous Balance:		\$11,611.09
Deposit:	9/16/2018	\$40.00
Transfer:	9/21/2018	\$500.00
	10/1/2018	\$500.00
Interest	9/30/2018	\$3.59
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Balance as of 10/2/2018		\$10,654.68

Membership/Maintenance Dues as of October 1st, 2018

2018 Unpaid Maintenance Fees: 12 HOA Paid Members: 56  
2017 Unpaid Maintenance Fees: 13 HOA Paid Members: 68  
2016 Unpaid Maintenance Fees: 17 HOA Paid Members: 70  
2017 Unpaid Maintenance Fees: 27 HOA Paid Members: 70  
2018 HOA Maintenance Fees Paid: 94 of 106 properties

Unpaid Maintenance Fees 2018: 12

Paid HOA Members 2018: 56

Approval of the September Financial Report:

September Financial Report provided by Lori Pitts. Motion to approve September Financial Report Kerry Reeder, 2nd by Carwin Dunn. Financial Report approved.

Homeowner Comments:

Andrew Sorenson - Question: Are fire pits allowed in the subdivision? Answer: Yes.

Agenda Items:

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The county is currently paving the subdivision. They appear to be putting down a thicker coat than last time. Darryl Payne to mention the poor drainage area that Keith Bracken and Dave Glovak cleared out to see if there is anything they can do. \_\_

Board Elections:

Mr. Musgrove has decided not to run for a position on the Board. Lori Pitts and Bob Ebinger will be resigning.

Lori Pitts to provide an annual financial report. The position of Treasurer will need to be filled once the 2019 Board is elected.

Thank you Bob and Lori for your time and service!

Bylaws:

Update - Board discussed a suggestion to clarify in the bylaws that the fee is payable to the Homeowner Association and a suggestion to update the restrictions to state the HOA as the governing authority. Motion to table the discussion until new Board is elected, Kerry Reeder, 2nd Carwin Dunn. Motion carried.

Old Business:

Kerry Reeder invited homeowner Zane Howard to attend HOA meeting.

Kerry Reeder is working with Lori to create a spreadsheet to track monthly expenses. The Board can use this information to evaluate financial health on an annual basis.

New Business:

Annual Homeowner Meeting to be held on November 13, 2018 at 7:00pm. Christi Glovak to send written notice to the 56 current 2018 HOA members.

Motion to adjourn Lori Pitts, 2nd Carwin Dunn, Meeting adjourned 7:53pm.

Next meeting November 13, 2018.