

Splendor Oaks Homeowners Association
PO Box 65
Kodak, TN 37764

Minutes of Meeting
October 3, 2017

Board Members in Attendance:

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

Board Member Absent:

Paula Davis

Homeowners in Attendance:

Keith Bracken, Christi Glovak, Dave Glovak, Paul Pitts

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

Approval of Minutes from September Meeting:

The minutes were distributed by Darryl Payne, Bill Adams motioned to approve the minutes and Bob Ebinger 2nd, Minutes approved.

Financial Report 9/12/2017 thru 10/3/2017:

The Financial Report was given by Lori Pitts.

CHECKING ACCOUNT:

Previous Checking Balance.....		\$80.97
Exepnses:		
Deposits.....	-0-	
Transfers.....	\$500.00	
Checking Account Balance as of 10/2/17.....		\$ 580.97

SAVINGS ACCOUNT

Previous Savings Balance.....		\$10,946.67
Transfer to Checking.....	\$500.00	
Interest.....	\$3.31	
Deposits (9/26-18).....	\$660.00	
Deposits (10/2-9).....	\$320.00	
Savings Balance as of 10/2/17.....		\$11,429.98

Unpaid Membership Dues: 16

Paid HOA Members 2018: 21

Motion to approve financial report Bill Adams, 2nd Bob Ebinger, Financial Report approved.

Old Business

Violation Letter (Goat)

Residents are currently moving the goat pen around in the backyard property. Proof that residents have received letter, no response. Lori taped a letter to the front door of property, visually verified that it was removed, no response. Both owners and renters have been notified of the violation. The goat's name is John Wayne. Bob Ebinger questioned the boards next course of action. The current CCR's offer no directives or further actions, i.e. fines. Discussion that filing a lawsuit would have to come from a neighbor and not the HOA. Possible further action: Lori to send a more strongly worded letter. Consider calling Animal Control. Darryl to ask Jay Breeden to escort and knock on door?

Entrance to Splendor Oaks

Keith Bracken to get phone number from Thomas King on a guy to pressure wash entrance of subdivision. Keith will email quote to board members to approve.

Annual Fees

Lori Pitts to continue to collect annual membership and maintenance fees. Focus on current year first, then delinquent accounts. Lori tracking homeowner that has not paid fees since 2001. Her attorney is going to check her records. Lori working on individualized letters for each overdue property based on the number of years behind, circumstances, number of lots, etc.. Lori to email neighborhood contact list to all board members, to include board member contact information.

Secretary Position

Effective today, Paula Davis has resigned as Secretary of Splendor Oaks HOA. Darryl to determine whether she wishes to remain on Board. Christi Glovak (homeowner) volunteered to take notes for the meeting. Board will select a new secretary at the next meeting.

NEW BUSINESS

CCR'S

Currently 4 different CCR's exist for Splendor Oaks and are on file with the State. Board should consider updating the 4 documents into one. This would require an attorney. Board members to review CCR's and be prepared to make suggestions.

KEY

Darryl Payne to acquire key to bank before every meeting.

POND

Keith Bracken trimmed around pond and sprayed brush killer on honeysuckle and poison oak (at his own expense).

539 EMERALD AVENUE

Current resident of 539 Emerald Avenue is in violation of HOA rules on storage and property line infringement. Keith Bracken has several photos of property. Lori to send letter from HOA re: violations. Recommend homeowner have an attorney send a letter re: cut down trees, property line infringement, storage, etc.

HOMEOWNER COMMENTS:

ARE BOATS ALLOWED TO BE VISIBLE FROM THE ROAD?

(Answer unclear. Again, need arises to revise CCR's)

Adjournment

Motion to adjourn meeting was made by Lori Pitts and 2nd by Bill Adams. Darryl announced that the meeting was adjourned at 8:25pm.

Next Meeting

Next Board of Directors meeting will be November 14, 2017.

All meetings are held in the back room of the CNB Bank on Rt. 66. Any correspondence to the Board of Directors can be sent to the address at the top of the minutes.

Minutes submitted by Christi Glovak, Homeowner