

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

**Minutes of Meeting
February 6, 2018**

Board Members in Attendance:

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

Board Members Absent:

None

Homeowners in Attendance:

Andrew Sorensen

The meeting was called to order by Darryl Payne at 7:39pm.

Approval of Minutes from January Meeting:

The minutes were distributed by Darryl Payne. Motion to approve December Minutes,
Kerry Reeder, 2nd by Lori Pitts. Minutes approved.

Financial Report:

Financial Report given by Lori Pitts. Motion to approve Financial Report, Kerry Reeder,
2nd by Bob Ebinger. Financial Report approved.

The Financial Report was given by Lori Pitts.

Date: 01/09/2018 to 02/06/2018

CHECKING ACCOUNT:

Previous Checking Balance.....	\$216.60
Expenses.....	\$51.92
Deposits.....	-0-
Transfer	-0-

Checking Account Balance as of 02/06/18..... \$ 164.68

SAVINGS ACCOUNT:

Previous Savings Balance.....	\$12,053.53
Transfer to Checking.....	-0-
Interest.....	-0-

Deposit (1/22-3).....	\$90.00
Savings Balance as of 1/09/18.....	\$12,143.53
2017 Unpaid Membership/Dues:	16
2018 HOA Maintenance Fees Paid:	68 of 108 properties
2018 Unpaid Membership/Dues:	40
2018 Paid HOA Members:	47
2018 Late Notices mailed out on January 15th	28(2paid) = 26
Multiple Years Notices mailed out January 15th	17-3 = 14
**Maintenance Fees Only Total	\$2,820.00
	-\$780.00 (Olson Properties)
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	New Total \$2,040.00

Agenda Items:

Past Due Accounts

1. Board to discuss/develop a policy to be implemented in the future.
2. Any maintenance fees prior to 2015 are to be considered non-collectable. Motion to approve Christi Glovak, 2nd Kerry Reeder.
3. Board to table discussion on formal policy regarding delinquent accounts.

Mowing Bids

1. Current company asking when to submit bid for upcoming season. Current consensus, he does a good job mowing, not maintaining entrance.
2. Board to table decision regarding mowing/maintenance until March meeting.

ByLaws

1. Each Board Member has been assigned a bylaw to review and make suggestions for amendments.
2. Board members to send suggested amendments on assigned bylaw via email so that all members may have a chance to review before the next meeting.
3. Motion for special meeting on March 27, 2018 at 7:00pm to review amendments to bylaws, Keith Bracken, 2nd by Carwin Dunn. Motion approved.

Old Business

749 Emerald - Violation letter has been sent. Homeowner making an effort to clean up pile.

3018 Sugarwood Drive

Certified letter sent. Need to re-send with return receipt requested. (signature card) Contact with renter shows the dogs are on heavy chains while on the property. Concern expressed regarding children walking the dogs in the neighborhood.

Still waiting on power line to be cleared. Lori Pitts and Carwin Dunn to continue to call on a monthly basis.

Carwin Dunn mailed a letter to the Clifton and Karen Christian with photos. No response.

New Business

Homeowner complaint regarding a 4-wheeler riding around in the neighborhood. Very loud! Rode around for maybe an hour. Homeowner called the sheriff's office, but no one showed up. Can't determine if it's a Splendor Oaks homeowner or not. Also, can't determine age of driver.

Swaggerty's property - Keith Bracken to take a picture of property and note suggestion on where to install concrete curb to make more functional and decrease erosion.

Homeowner Comments

No homeowner comments.

Motion to adjourn: Christi Glovak made a motion to adjourn, 2nd Carwin Dunn.
Meeting adjourned at 9:06pm.

Next Meeting March 13, 2018 at 7:00pm