

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

**Minutes of Meeting  
January 9, 2018**

Board Members in Attendance:

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

Board Member Absent:

Bob Ebinger

Homeowners in Attendance:

Andrew Sorensen

The meeting was called to order by Darryl Payne at 7:46pm.

Approval of Minutes from December Meeting:

The minutes were distributed by Darryl Payne. Motion to approve December Minutes, Keith Bracken, 2nd by Carwin Dunn. Minutes approved.

Financial Report:

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

The Financial Report was given by Lori Pitts.

**CHECKING ACCOUNT:**

<b>Previous Checking Balance</b> .....		<b>\$306.60</b>
<b>Expenses</b> .....	\$90	
<b>Deposits</b> .....	-0-	
<b>Transfer</b> .....	-0-	
<b>Checking Account Balance as of 1/09/18</b> .....		<b>\$ 216.60</b>

**SAVINGS ACCOUNT**

<b>Previous Savings Balance</b> .....		<b>\$11,969.98</b>
Transfer to Checking.....	-0-	
Interest (12/31/173).....	\$3.55	
Deposit (1/8-2).....	\$80.00	
<b>Savings Balance as of 1/09/18</b> .....		<b>\$12,053.53</b>

<b>2017 Unpaid Membership/Dues:</b>	<b>16</b>
<b>2018 HOA Maintenance Fees Paid:</b>	<b>65 of 108 properties</b>
<b>2018 Unpaid Membership/Dues:</b>	<b>43</b>

<b>Paid HOA Members 2018:</b>	<b>45</b>
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\*\*\*Lori Pitts distributed sample delinquent letters for board to approve.

\*\*\*Winners of the Holiday Light Contest are as follows:

1st Place - 700 Emerald Avenue

2nd Place - 3063 Sugarwood Drive

3rd Place - 629 Emerald Avenue

Christi Glovak will announce winners in the Spring 2018 Newsletter.

\*\*\*Kerry Reeder has created a file of 70 attorneys and title companies in Sevier County that Board could address regarding the HOA fees that are to be collected at closings.

## **Old Business**

### Entrance to Splendor Oaks

Keith Bracken removed the bush that was obstructing view and removed the monkey grass under Splendor Oaks sign on the right side as you exit. Eric Thomas has not yet weeded, mulched and/or trimmed bushes as agreed. Darryl has been in touch and he should be coming soon.

### 749 Emerald Avenue

Lori Pitts submitted a violation letter for Darryl to approve. Debris pile in question sits neatly stacked at the edge of woods in back of the property but can be seen from road and is in violation of Splendor Oaks Restrictions.

### 665 Emerald Avenue

Keith Bracken is going to contact Thomas King regarding the trees that are hanging over the road to see if there is something that can be done. Carwin Dunn to call power company regarding power line.

### SOHOA ByLaws

Carwin Dunn working on review of bylaws. She suggested that each board member review one bylaw and make recommendations at the next meeting. There are 9 bylaws. They are assigned as follows: 1. Not assigned 2. Carwin Dunn 3. Darryl Payne 4. Darryl Payne 5. Christi Glovak 6. Keith Bracken 7. Lori Pitts 8. Not assigned 9. Kerry Reeder

### Bizapedia

Darryl Payne verified that we are current with our account. Darryl has claimed our free listing and will remain the contact person. Issue resolved.

### December Newsletters

Darryl Payne received 4 December newsletters that had been returned for various reasons. Lori Pitts requested that she get the letters so that she can update the master contact list.

### Clifton and Karen Christian

Carwin Dunn to send a follow-up letter to the Christians. Keith Bracken is going to take pictures for Carwin to send with the letter. Board suggested Herbie Breeden as a candidate to clear the lot.

### **New Business**

\*\*No new business

### **Homeowner Comments**

#### 3018 Sugarwood Drive

Andrew Sorenson of 3021 Sugarwood Drive states that his neighbor at 3018 Sugarwood Drive has 2 pitbulls. Andrew has been out walking his dog and has been met with intimidating behavior by the pitbulls, one male and one female. No injuries or medical expenses have been reported. Keith Bracken is going to check property for proper fencing, tie-outs, etc., to determine what efforts are being made to keep dogs on their own property. Christi Glovak to send letter to the property owner and renter. According to the Sevier County Deputy, the dogs have to stay on their own property or animal control can be called to come get them. If the dogs enter another homeowners' property, that homeowner is within his/her rights to take action against the dog. Board advised Andrew to call the sheriff every time the dogs are found off of their own property for a case number and log of the incident.

\*\*\*Consider adding to restrictions regarding specific breeds, aggressive dogs, etc.

Motion to Adjourn:

Motion to Adjourn, Kerry Reeder, 2nd by Carwin Dunn.

Meeting Adjourned at 8:44pm.