

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

**Minutes of Monthly and Annual Meeting
November 17, 2022
7:00PM**

Board Members in Attendance: Darryl Payne, Zane Howard, Carwin Stogner, Mike Compton

Homeowners in Attendance: None

The meeting was called to order by Darryl Payne at 7:30 pm.

Approval of Minutes from October 2022 Meeting:

Motion to approve October 2022 Minutes made by Carwin Stogner, 2nd by Mike Compton. Minutes approved.

Approval of Monthly Financial Report

Financial Report from 10/1/2022 to 10/31/2022 provided by Darryl Payne.
Motion to approve Financial Report made by Zane Howard, 2nd by Carwin Stogner.
Financial Report approved.

Monthly Financial Report

10/1/2022 – 10/31/2022

Checking Account:

Previous Balance	\$7,451.06
Deposit HOA and Maintenance Fees	\$0.00
Expenditures:	
Appalachian Electric	-100.00
Current Balance	\$7,351.06

Approval of Yearly Financial Report

Financial Report from 11/1/2021 – 10/31/2022 provided by Darryl Payne.
Motion to approve Financial Report made by Zane Howard, 2nd by Carwin Stogner.
Financial Report approved.

Yearly Financial Report

11/1/2021 – 10/31/2022

Checking Account:

Previous Balance		\$8,323.40
Deposit	HOA and Maintenance Fees	+ \$2,810.00
Expenditures:		
	Website Hosting 2022	-255.00
	Mowing/Landscaping	-1450.00
	AEC	-400.00
	PO Box	-84.00
	Lisa Payne- Signs (Paint and Labor)	-411.64
	Postage	-174.00
	Secretary of State	-20.00
	Entrance Repair	-900.00
	Meeting Room	-100.00
	Mike Compton- Road Mirror	-87.70
	Total	-3,782.34
Current Balance		\$7,351.06

Board Elections:

A total of 11 ballots were received from property owners. Mike Compton made a motion that was seconded by Carwin Stogner to accept the ballots. Motion carried. Mike Compton made a motion that Darryl Payne remain as President. The motion was seconded by Zane Howard. Motion carried. Mike Compton motioned that Zane Howard remain as Secretary. It was seconded by Carwin Stogner. Motion carried. Zane Howard made a motion that Darryl Payne serve as Treasurer. It was seconded by Mike Compton. Motion carried.

Entrance Improvements:

At the October meeting a motion was passed to spend up to \$400.00 on replacing the mulch at the front entrance with decorative rock, which requires little maintenance. After getting quotes on labor, it was determined that the \$400.00 expenditure would be insufficient to cover materials and labor. Motion to repeal and reconsider the October motion was made by Mike Compton and a second was made by Carwin Stogner. Darryl Payne got a firm quote on the rock, weed block fabric, and retaining pins. The amount was \$476.00. A new motion was made by Mike Compton to spend \$476.00 and recruit property owners to help with the labor. The motion was seconded by Zane Howard. Motion carried. A work day will be scheduled when materials are procured.

Old Business: None

New Business: None

Motion to adjourn by Mike Compton, 2nd by Carwin Stogner. Meeting adjourned 8:04 pm.

The next meeting will be on January 19, 2023.