

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

**Minutes of Meeting**  
**November 12, 2019**

Board Members in Attendance:

Darryl Payne, Christi Glovak, Carwin Stogner, Keith Bracken

Board Members absent:

Cindy Andrews

Homeowners in Attendance:

Andrew Sorenson, Donna Irene

The meeting was called to order by Darryl Payne at 7:12pm.

Approval of Minutes from October Meeting:

Motion to approve October Minutes Carwin Stogner, 2nd by Keith Bracken.  
Minutes approved.

Approval of the October Financial Report:

October/Annual Financial Report provided by Christi Glovak. Motion to approve  
October/Annual Financial Report Keith Bracken, 2nd by Carwin Stogner.  
Financial Report approved.

**October Financial Report**  
10/1/2019 - 10/31/2019

Checking Account:

Previous Balance			<b>11,032.98</b>
Check #665	Tri-Star Landscape	-455.00	
Check #666	Christi Glovak	-55.00	
Deposit	HOA and Main Fees		+900.00
Current Balance			<b>11,422.98</b>

**Annual Financial Report**  
11/13/18 - 10/31/19

Beginning Balance		<b>382.37</b>
Income		14,514.68
Transfer from Savings	11,554.68	
HOA and Maintenance Fees	2,960.00	
Expenses		3,474.07
Office/Miscellaneous	325.41	
Mowing/Landscaping	2,491.59	
PO Box	76.00	
Garage Sale Ads	102.84	
AEC	223.23	
Website	255.00	
Ending Balance		<b>11,422.98</b>

Of note:

1. We transferred and closed the Savings account. We now operate out of one account.
2. We changed monthly reporting dates to match the calendar year rather than meeting dates to give more accurate reporting of monthly expenses.

Homeowner Comments: None

Board Elections:

Motion to accept the ballots as counted, Christi Glovak, 2nd Keith Bracken. Motion carried. The 2020 Board will be Darryl Payne, Keith Bracken, Christi Glovak, Cindy Andrews, Carwin Stogner, and Donna Irene.

Officer elections:

Darryl Payne approved as President.

Keith Bracken approved as Vice President.  
Cindy Andrews approved as Secretary.  
Christi Glovak approved as Treasurer.  
Carwin Stogner and Donna Irene approved as Board Members.

Old Business:

New Business:

1. Winter Newsletter - Christi Glovak to send out Winter Newsletters to announce new Board and Christmas Light Contest. Judging will take place on Saturday, December 21st at 6:00pm.
2. Cleaning of the white fence at the entrance - Keith Bracken to call company we have used previously to schedule cleaning.
3. Decorations at the entrance - Dave Glovak to put up decorations left by Robert. Suggest we may need more for it to be suitable.

Motion to adjourn Christi Glovak, 2nd Keith Bracken. Meeting adjourned 7:38pm.

Next meeting December 3, 2019.