

Splendor Oaks Homeowners Association
PO Box 65
Kodak, TN 37764

Minutes of Meeting
November 13, 2018

Board Members in Attendance:

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

Homeowners in Attendance:

Andrew Sorenson, Robert Lopez-Griffis, Paul Pitts, Cindy Andrews

The meeting was called to order by Darryl Payne at 7:04pm.

Approval of Minutes from October Meeting:

Motion to approve October Minutes Kerry Reeder, 2nd by Lori Pitts. Minutes approved.

Approval of the October Financial Report:

Financial Report

Date: 10/02/2018 to 11/13/2018

Checking Account:

Previous Balance: **\$482.37**

Expenses:

Appalachian Electric \$100.00

Deposits: none

Transfers: none

Balance as of 11/13/2018 **\$382.37**

Savings Account:

Previous Balance: **\$10,654.68**

Deposit: 10/03/2018 \$430.00

10/09/2018 \$350.00

11/12/2018 \$120.00

Transfer: none

Interest none

Balance as of 11/13/2018 **\$11,554.68**

Membership/Maintenance Dues as of November 13th, 2018

2019 HOA Maintenance Fees Paid: 27 of 106 properties

2019 Unpaid Maintenance Fees: 79 HOA Paid Members: 21

Past Membership/Maintenance Fees:

2018 Unpaid Maintenance Fees: 12 HOA Paid Members: 56

2017 Unpaid Maintenance Fees: 13 HOA Paid Members: 68

2016 Unpaid Maintenance Fees: 17 HOA Paid Members: 70

2017 Unpaid Maintenance Fees: 27 HOA Paid Members: 70

October/Annual Financial Report provided by Lori Pitts. Motion to approve October/Annual Financial Report Keith Bracken, 2nd by Carwin Dunn. Financial Report approved.

Homeowner Comments: None

Agenda Items:

Darryl Payne shared an email from a homeowner regarding replacing the mirror on Emerald Ave. Mirror was put up 5-6 years ago. Part of it is lying on the ground. Cost to replace estimated at \$50-\$100. Motion for Darryl to replace the mirror, Christi Glovak, 2nd Kerry Reeder. Motion approved.

Darryl Payne shared a homeowner email regarding 3022 Sugarwood. Homeowner of 3018 is trying to sell their property is asking for Board to write a letter to 3022 regarding large debris and upkeep of the property. Motion for Christi Glovak to write a letter to the homeowner, Christi Glovak, 2nd Carwin Dunn. Motion approved.

Homeowners expressing concern regarding line of sight on Sugarwood. Homeowners turning left at stop sign are having trouble seeing into oncoming traffic. Bob Ebinger, homeowner, said that he is having trouble with his lawn service. He will speak to them again and have it taken care of.

Board Elections:

Motion to accept the ballots as counted, Lori Pitts, 2nd Keith Bracken. Motion carried. The 2019 Board will be Darryl Payne, Kerry Reeder, Christi Glovak, Cindy Andrews, Keith Bracken, Carwin Dunn, and Robert Lopez-Griffis.

Officer elections:

Kerry Reeder nominates Darryl Payne to continue as President. Second Keith Bracken. Darryl Payne approved as President.

Christi Glovak nominates Kerry Reeder to continue as Vice President. Second Lori Pitts. Kerry Reeder approved as Vice President.

Kerry Reeder nominates Cindy Andrews as Secretary. Second Keith Bracken.

Cindy Andrews approved as Secretary.

Robert Lopez-Griffis nominates Christi Glovak as Treasurer Second Cindy Andrews.

Christi Glovak approved as Treasurer.

Old Business:

New Business:

Thank you Bob and Lori for your service! Keith, we're glad you're ok!

Motion to adjourn Kerry Reeder, 2nd Keith Bracken. Meeting adjourned 8:04pm.

Next meeting December 4, 2018.

Secretary
Splendor Oaks Homeowners Association, Inc

Date Approved