

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

**Minutes of Meeting-Annual Meeting
November 18, 2021**

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

Homeowners in Attendance: James Stogner.

The meeting was called to order by Darryl Payne at 7:03 pm

Approval of Minutes from October 2021 Meeting:
Motion to approve October 2021 Minutes made by Zane Howard, 2nd by Mike Compton. Motion carries.
Minutes approved.

Approval of Financial Report:
Financial Report from 10/1/2021 to 10/31/2021 provided by Darryl Payne.
Motion to approve Financial Report made by Mike Compton, 2nd by Carwin Stogner. Financial Report approved.

**Financial Report
10/1/2021 - 10/31/2021**

Checking Account:	
Previous Balance	\$8,663.40
Deposit	
HOA and Main Fees	+\$60.00
Expenditures:	
Carwin Stogner – Yard sale ads	-\$25.00
Tri-Star Landscapes	- \$375.00
Current Balance	\$8,323.40

Approval of Annual Financial Report:
Financial Report from 11/1/2020 to 10/31/2021 provided by Darryl Payne.
Motion to approve Financial Report made by Mike Compton, 2nd by Carwin Stogner. Financial Report approved.

Annual Financial Report

11/1/2020 - 10/31/2021

Checking Account:

Beginning Balance		\$10,098.50
Deposit		
HOA and Main Fees	+ \$2,490.00	
Expenses:		
Landscaping/Mowing	- \$2,700.00	
Appalachian Electric	- \$331.70	
P.O. Box	- \$76.00	
Christmas Signs	- \$157.40	
Postage	- \$110.00	
Website Hosting 2020&2021	- \$510.00	
Secretary of State	- \$130.00	
Entrance Landscaping	- \$225.00	
Current Balance		\$8,323.40

Board Member Election:

After review of ballots, Darryl Payne, Mike Compton, Carwin Stogner, and Zane Howard were re-elected for the next year. Motion to accept the ballots made by Mike Compton, 2nd by Carwin Stogner. Motion carries.

Election of Officers:

Mike Compton made a motion that Darryl Payne continue as President and Treasurer and Zane Howard continue as Secretary. Motion seconded by Carwin Stogner. Motion carries.

Homeowner Comments: James Stogner inquired as to what was covered by dues and maintenance fees.

Old Business:

Entrance Fence and Sign update – On 10/26/21, Zane Howard and Darryl Payne inspected portion of entrance fence replaced by Omega Contracting and condition of wooden signs on the brick columns. Defects in Omega Contracting's work were noted. Hiring an electrical contractor to repair/replace the conduit and purchasing finials for the opposite fence were discussed. Motion to proceed was made by Mike Compton and 2nd by Zane Howard. Motion carries. The subdivision signs are in generally good shape, but need painting. Lisa Payne painted them last time. Mike Compton made motion to let Lisa paint the signs for the quoted fee of \$300.00. 2nd by Carwin Stogner. Motion carries.

New Business:

- Darryl Payne reserved the conference room at the LaQuinta Inn for the Meeting/Annual Meeting. Fee was \$100.00. Motion was made by Mike Compton to reimburse Darryl. 2nd by Carwin Stogner. Motion carries.
- Locations for future monthly meetings were discussed.
- A date of 11/20/21 was chosen to decorate the front entrance.

Next meeting December 16, 2021. Location to be determined.

Motion to adjourn by Carwin Stogner, 2nd by Mike Compton. Meeting adjourned 8:14 pm.