

**Splendor Oaks Home Owners Association**  
**Minutes from Meeting**  
**September 11<sup>th</sup>, 2018**

**Board Members in Attendance**

Darryl Payne, Keith Bracken, Kerry Reeder, Bob Ebinger, Lori Pitts  
Absent Board Members: Carwin Dunn, Christi Glovak

**Residents in Attendance:**

Andrew Sorensen, Larry Musgrove, Craig and Cindy Andrews, Robert Lopez-Griffis

**The meeting was called to order at 7:05pm**

**Approval of Minutes from August Meeting:**

The minutes were distributed, Lori made a motion to approve, Bob 2<sup>nd</sup> the motion, the minutes were approved.

**Financial Report:**

Treasurer Lori Pitts presented the financial report:

Checking Balance Previous:	\$367.68
<u>Expenses: Tri-Star Lawn</u>	<u>\$260.00</u>
Current Checking Balance:	\$107.68

Savings Balance Previous:	\$11,611.09
<u>No Activity</u>	<u></u>
Current Savings Balance:	\$11,611.09

2018 Maintenance Fees Owed: 14

\*\*Invoices and Ballots to be mailed this month

\*\*Dues and ballots received this month.

Kerry requested a copy of the yearly budget Lori is currently working on, she will email.  
Motion to approve Financial report made by Kerry, 2<sup>nd</sup> by Keith. Financial Report Approved.

**Homeowner's Comments:**

It was mentioned that Swartz, Jean: 541 Emerald: house sold to Zane Howard  
Andrew Sorensen commented that the July minutes were not available, he was given a  
copy. Also, he was provided with copies of the CCR's and By-Laws.  
New resident, Robert Lopez-Griffis introduced himself.

**By-Laws Update:**

Darryl passed out a letter concerning the results of a meeting between him and an attorney at Johnson,  
Murrell, and Associates, P.C.

The CCR's would need to be altered before the By-Laws

The fees difference was discussed – keeping separate fees

Bob suggested to drop the HOA fees to \$10.00 a year for the entire subdivision – no resolution—subject  
returned to the By-Laws and CCR's

Only owner's who approve any changes to the CCR's would be held to the new restrictions, those who

vote against or not at all would be bound to the old CCR's.

There would be liability issues concerning the authority to enforce the new restrictions.

As of now, the current CCR's, if a homeowner has a complaint, said homeowner can sue the offending homeowner who has violated the restriction(s). The HOA can only write letters requesting the violation be corrected.

Since Carwin and Christi were absent, Keith made a motion to table the issue, Lori 2<sup>nd</sup>: the motion passed, the By-Law and CCR's issue will be table until a future date.

#### **Old Business:**

Keith obtained quotes concerning the issue of drainage on the Swaggerty property on Emerald. Due to the costs of the job, Keith will try to speak to the county to see if they could rectify the drainage. However since the drainage problem is not causing a hazard the county will probably not correct.

At the previous meeting the board had discussed spraying of the curbs, however the county corrected the problem, no action was required by the HOA

#### **New Business:**

Kerry questioned the ownership of the entrance walls: the entrance walls sit on private property and government easement – no actual contract exists between the subdivision and the private owners other than a verbal agreement in 1990

Darryl received a complaint from a homeowner that the neighbor was dumping cuttings and rubbish on their property – Darryl resolved issue

A 2<sup>nd</sup> complaint was received concerning the dumping of clippings, cuttings and rubbish by a professional landscape company. A flyer will be typed up by Christi and be sent with the invoices and ballots concerning the issue.

The holes in the grassy right of way at the entrance of the subdivision need to be fixed. Darryl and Keith agreed to fix the holes and a receipt will be provided to reimbursement. A motion to fix the holes was made by Lori and 2<sup>nd</sup> by Kerry, motion passed.

The letter concerning the ballots was passed around and approved with one change, to mention the board of directors can increase but must be by 2 to keep the number of directors an odd number.

Kerry made a motion to adjourn, Keith 2<sup>nd</sup>, motion passed. Meeting adjourned at 8:18pm