

Splendor Oaks Homeowners Association

PO Box 65

Kodak, TN 37764

Minutes of Monthly Meeting

December 29, 2025

Board Members in Attendance: Darryl Payne, Mike Compton, Carwin Stogner, Don Maier

Homeowners in Attendance: Lisa Payne

The meeting was called to order by Darryl Payne at 7:05 PM

Approval of Minutes from May 2025 Meeting:

Motion to approve May 2025 Minutes made by Mike Compton; Second by Don Maier. Minutes approved.

Board Elections

Nine sealed ballots were opened, reviewed to ensure homeowners name was listed, and that homeowner was current with SOHA maintenance fees and dues. Envelopes that contained payment were updated on the record sheet by Darryl. Ballots were counted by Darryl and recounted by Mike.

Members of the Board for 2026 are:

Darryl Payne, President

Mike Compton, Vice President and Treasurer

Carwin Stogner, Co-Secretary

Don Maier, Co-Secretary

Approval of Financial Report:

Financial Report from 5/1/2025 to 11/30/2025 provided by Darryl Payne

Motion to approve the Financial Report made by Don Maier; Second by Mike Compton. Financial Report approved.

Monthly Financial Report

05/01/2025-11/30/2025

Checking Account:

Previous Balance	\$7,693.07
Deposit HOA & Maintenance Fee	\$950.00
Expenses	
Post Office	-\$113.00
AEC	-\$100.00
Secretary of State-TN	-\$20.00
Norwood Lawn	-\$255.00
Darryl Payne PO Box Late Fee	-\$25.00
Carwin Stogner Newspaper Ad	-\$25.00
Darryl Payne Stamps	-\$78.00
Norwood Lawn	-\$340.00
AEC	-\$100.00
Norwood Lawn	-\$425.00
AEC	-\$100.00
Darryl Payne PO Box Fee 6 Months	-\$140.00
Current Balance	\$6,882.07

Annual Financial Report provided by Darryl Payne

Motion to approve by Mike Compton; Second by Don Maier

House at LotA31 Sugarwood Drive

Darryl spoke to owner at the lot stating the home does not comply with SOHA restrictions which stipulate home must be 30 feet from all surrounding property lines. The owner of lot A31 stated they received a "waiver" from Sevier County. Darryl spoke with Sevier County which stated the county requires a minimum of 20 feet from all surrounding property lines but that any HOA by-laws and restrictions supersede the county. As such, the owner of lot A31 is still not in compliance with SOHA restrictions. Darryl spoke to owner of lot A31 who then stated he was not going to move his home.

During the conversation, the owner of lot A31 provided a description of the homes exterior construction to Darryl. Darryl noted to the Board that there may be additional SOHA restriction violations of the exterior construction as well.

Complaints about gunshot noise in the neighborhood

Continue complaints from neighboring homes outside of SOHA boundaries regarding gunshots coming from log-cabin style home also outside of SOHA boundaries. Darryl was notified that county police were called and police reported the owner was not in violation of any county ordinance regarding discharging a personal weapon on property. No other concern discussed.

Old Business:

None

New Business:

None

Motion to adjourn by Don Maier; Second by Mike Compton. Meeting adjourned at 7:42 PM.

The next meeting scheduled for February 24th at 6:00 PM at the Kodak Public Library