

Splendor Oaks Homeowners Association
PO Box 65
Kodak, TN 37764

Minutes of Meeting
April 10, 2018

Board Members in Attendance:

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

Board Members Absent:

Kerry Reeder

Homeowners in Attendance:

Debbie Pitt (potential homeowner) Craig and Carla Beekman, Barbara and Arnold Johnson

The meeting was called to order by Darryl Payne at 7:13pm.

Approval of Minutes from March Meeting:

The minutes were distributed by Darryl Payne. Motion to approve March Minutes Lori Pitts, 2nd by Keith Bracken. Minutes approved.

Financial Report:

Financial Report given by Lori Pitts. Motion to approve Financial Report, Keith Bracken, 2nd by Bob Ebinger. Financial Report approved.

Financial Report
Date: 02/06/2018 to 03/13/2018

Checking Account:

Previous Balance:	\$313.88
Expenses:	
Deposits: 3/23-4	\$140.00
Transfers:	
Balance as of 04/10/2018	\$453.88

Savings Account:

Previous Balance:	\$12,813.53
Deposit:	
Transfer:	
Interest 3/31/18	\$4.72
Balance as of 04/10/2018	\$12,817.25

Membership/Maintenance Dues as of April 10th, 2018

2017 Unpaid Maintenance Fees:	15
2018 HOA Maintenance Fees Paid:	<u>85</u> of 106 properties
Unpaid Maintenance Fees 2018:	<u>21</u>
Paid HOA Members 2018:	56

Agenda Items:

_____ Shed at 525 Emerald Ave. Homeowners are present to discuss adding a TuffShed 6'x 8' to their property. Homeowner can get shed to match color, but house is brick. Homeowner willing to landscape to avoid what little may be seen from the road. Shed would be movable. Homeowner agreed to have shed built on their back slab under their deck. Motion to approve building Lori Pitts, 2nd by Keith Bracken.

Old Business:

_____ 3018 Sugarwood - Homeowner signed for certified letter. No response.
Renter's note had to be taped to door and was received. Property is for sale.

Power line has been cleared...finally.
No further communication from Christian's.

Kyle Swaggerty - send a letter regarding easement.

_____ Lori Pitts to re-send late notices regarding past-due accounts.

New Business:

Debbie Pitt interested in buying Lot 10 in Splendor Oaks. If she decides to purchase property, she would like to have a "firewise" home built with a metal roof. Ms. Pitt is also asking about snow plowing in the neighborhood. We are county roads and they take care of them pretty well. Third question regarding a natural gas line._____

Homeowners Comments:

Motion to adjourn: Lori Pitts made a motion to adjourn, 2nd by Keith Bracken.
Meeting adjourned at 8:06pm.

Next Meeting: May 15, 2018 at 7:00pm.