

Splendor Oaks Homeowners Association
PO Box 65
Kodak, TN 37764

Minutes of Meeting
August 7, 2018

Board Members in Attendance:

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

Board Members Absent:

Homeowners in Attendance:

Larry and Helen Musgrove

The meeting was called to order by Darryl Payne at 7:07 pm.

Approval of Minutes from July Meeting:

Motion to approve July Minutes Bob Ebinger, 2nd by Kerry Reeder.
Minutes approved.

Approval of the July Financial Report:

July Financial Report provided by Lori Pitts. Motion to approve July
Financial Report Kerry Reeder, 2nd by Carwin Dunn. Financial Report
approved.

Financial Report
Date: 07/10/2018 to 8/07/2018

Checking Account:

Previous Balance:		\$212.68
Expenses:		
TriStar Lawn Care	\$520.00	
TriStar Lawn Care	\$325.00	
Deposits:		
Transfers: From Savings (7/23)		\$500.00
From Savings (8/6)		\$500.00
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Balance as of 08/07/2018

\$367.68

Savings Account:

Previous Balance:

\$12,611.09

Deposit:

Transfer: To Checking (7/23)

\$500.00

To Checking (8/6) \$500.00

Interest

Balance as of 08/07/2018

\$11,611.09

Membership/Maintenance Dues as of August 7th, 2018

2018 Unpaid Maintenance Fees: 14/50

2017 Unpaid Maintenance Fees: 13/68

2016 Unpaid Maintenance Fees: 17/70

2015 Unpaid Maintenance Fees: 27/70

2018 HOA Maintenance Fees Paid: 92 of 106 properties

Unpaid Maintenance Fees 2018: 14

Paid HOA Members 2018: 56

Homeowner Comments:

No homeowner comments.

Agenda Items:

692 Emerald Avenue - Board received an email from John Davis expressing concern regarding the condition of the property at 692 Emerald Avenue. The email also asked about the RV parked in the driveway. The property has since been mowed, but the RV remains in the driveway. There is nothing in the CCR's that state you can't have an RV in the driveway.

Board Elections:

Lori Pitts to send out a simple note to homeowners asking if any homeowners are interested in running for the board of directors. Ballots will go out September 15th. Status of current Board Members: Bob Ebinger-no,

Kerry Reeder-yes, Lori Pitts-yes, Keith Bracken-yes, Carwin Dunn-yes, Christi Glovak-yes, Darryl Payne-yes.

Motion by Christi Glovak to appoint Mr. Kerry Reeder as Vice President, 2nd Keith Bracken, Motion approved.

Bylaws:

Final revision draft of the bylaws is complete. Each board member has a copy. Darryl Payne to meet with attorney Jeff Murrell to discuss the revision. Board willing to pay reasonable and customary fee. Motion Keith Bracken, 2nd Carwin Dunn. Motion approved.

Old Business:

Board considering Keith Bracken's suggestion that the Board put the issue of curb maintenance (specifically, spraying for weeds/pulling weeds between the pavement and the curb of each property) on the November ballot and allow homeowners to vote. Darryl Payne remembers a previous estimate for approximately \$400 to spray the curbs. Darryl to obtain two estimates on the spraying/weed removal for the subdivision for the board to consider.

New Business:

Suggestion to plan a neighborhood social event, perhaps involve the Sevier County Sheriff's office or volunteer fire department as speakers. Hold event in spring or fall.

Motion to adjourn Christi Glovak, 2nd Kerry Reeder, Meeting adjourned 8:09pm.

Next meeting September 11, 2018.