

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

**Minutes of Meeting
June 14, 2018**

Board Members in Attendance:

Darryl Payne, Christi Glovak, Bob Ebinger, Kerry Reeder, Keith Bracken

Board Members Absent:

Carwin Dunn, Lori Pitts

Homeowners in Attendance:

Larry Musgrove

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

Approval of Minutes from May Meeting:

The minutes were distributed by Darryl Payne. Motion to approve May Minutes Kerry Reeder, 2nd by Keith Bracken. Minutes approved.

Financial Report:

Financial Report provided by Lori Pitts, reviewed by Darryl Payne. Motion to approve Financial Report Kerry Reeder, 2nd by Keith Bracken. Financial Report approved.

**Financial Report
Date: 05/15/2018 to 6/05/2018**

Checking Account:

Previous Balance:	\$321.88
Expenses:	
Appalachian Electric	\$100.00
Deposits:	
Adjustments:	
Check #612 for the amount of \$30.88	
Processed by CNB in error as \$30.80	
Reported to Bank adjustment to records	\$0.08
Transfers:	
Balance as of 05/15/2018	\$221.88

Savings Account:

Previous Balance:	\$12,727.25
Deposit: 6/4 (2)	\$80.00
Transfer:	
Interest	
Balance as of 05/15/2018	\$12,807.25

Membership/Maintenance Dues as of June 5th, 2018

2017 Unpaid Maintenance Fees:	13
2018 HOA Maintenance Fees Paid:	<u>92</u> of 106 properties

Unpaid Maintenance Fees 2018:	14
Paid HOA Members 2018:	56

Agenda Items:

By-Laws - see separate document

Christi Glovak will finalize the suggested changes and present at the next meeting for Board review.

Old Business:

Mr. Swaggerty approved Keith Bracken's proposal to add concrete curbing (about 28 feet) to help with run-off and erosion. Keith to contact Blalock's for estimate.

New Business:

Kerry Reeder mentioned an area of the entry pavement that needs to be watched and reacted to before it becomes a pothole.

Darryl Payne mentioned an area at the exit on the right side that is a depression in the grass. It needs to be filled in and new grass seed planted. Suggestion to complete in the fall.

Homeowner Comments:

Larry Musgrove asked if the Board is going to have an attorney look at the proposed changes to the by-laws. The answer is yes. He also asked if the Board has heard anything from the Christians regarding subdividing the property. The Board has not.

Property at 3044 Sugarwood - Question to the Board if the by-laws or restrictions state anything regarding number of people that can live in a dwelling or a single-family residence. The restrictions state single family dwelling but does not specify the number of residents.

Feedback on the yard sale. Good traffic. 12 neighbors participated.

Motion to adjourn Keith Bracken, 2nd Kerry Reeder. Meeting adjourned at 8:09 pm.

Next meeting - Tuesday, July 10, 2018 at 7:00pm.