

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

**Minutes of Meeting**  
**September 19, 2017**

**Board Members in Attendance:**

Darryl Payne, Paula Davis, Lori Pitts, Carwin Dunn and Bob Ebinger.

**Board Member Absent:**

Bill Adams

**Homeowners in Attendance:**

Keith Bracken  
Christy and Dave Glovak  
Paul Pitts

**The meeting was called to order by Darryl Payne at 7:22 pm**

**Approval of Minutes from August Meeting:**

The minutes were distributed by Darryl Payne. Bob Ebinger motioned to approve the minutes and Carwin Dunn 2<sup>nd</sup>. Minutes approved.

**Financial Report:**

The Financial Report was distributed by Darryl and report given by Lori Pitts.

**CHECKING ACCOUNT:**

**Previous Checking Balance.....\$490.97**

**Exepnses:**

Eric Thomas Lawn Care 8/12 \$270.00  
Eric Thomas Lawn Care 9/8 180.00

**Deposits..... 40.00**

**Transfers..... -0-**

**Checking Account Balance as of 9/12/17.....\$ 80.97**

**SAVINGS ACCOUNT**

**Previous Savings Balance.....\$10,946.67**

Transfer to Checking..... -0-

Interest..... (\$)??

Deposits..... -0-

**Savings Balance as of 9/12/17..... \$10,946.67**

**Unpaid Membership Dues: 16**

**Paid HOA Members: 61**

Motion to approve Financial Report made by Bob Ebinger and Paula Davis 2<sup>nd</sup>.  
Financial Report approved.

## **Old Business**

### **Violation Letter (Goat)**

A certified letter was sent to the home where a goat is caged in the back yard. The occupants refused to sign for said letter. Lori Pitts went to the PO to retrieve the letter and was told she had to wait 30-days before she could get it back. . She stated also that she would send another letter in a plain white envelope and mail without any return address.

### **Owners Maintaining Their Vacant Lots**

At the July meeting of the Board of Directors the subject was brought up regarding lot owners not keeping the grass cut on their lots as specified by the guidelines for vacant lots. Carwin Dunn composed letters to these people. One lot has been taken care of and the other one has not yet complied with the guidelines required. Carwin will send another letter to Karen and Clifton Christian, Lot (D-27) asking them to comply with the regulations within two weeks.

## **New Business**

### **COMPLAINT REGARDING BARKING DOG**

Darryl brought up to the board that numerous complaints have been filed by home owners on Emerald Avenue regarding excessive barking of a dog. Darryl asked Paula to compose a letter to the resident (Yu Chang Baek), 539 Emerald Avenue and ask resident to rectify the problem as soon as possible. Letter has been emailed to Darryl for approval. Darryl approved and letter has been mailed.

### **ENTRANCE TO SPLENDOR OAKS**

A discussion was started by Darryl Payne regarding the cleaning of the red brick and white fence at the entrance of Splendor Oaks due to mold and mildew that has accumulated on it. It was decided that there was enough money in the savings account to have it professionally pressured washed so it would add to the appearance of the entrance way. Lori Pitts asked Paula Davis if she could get estimates so the work could be started. Darryl told Paula that 2-3 estimates would be fine. The estimates would be emailed to Darryl Payne before the next board meeting.

## **Election for Splendor Oaks Board of Directors and Yearly Dues**

Lori Pitts is preparing ballots for the 2018 election of Board of Directors. This ballot also states that yearly dues will be due November 1, 2017. This material will be mailed on September 15, 2017.

### **Break down of \$40.00 dues**

\$20.00 – Maintenance Fee

20.00 – Membership Fee

Darryl also stated that there would be no write-ins this year.

A discussion was brought up about how many members would be on the board. At the present time there are seven members and next year we will have nine members. As of now, the current Board of Directors is willing to remain in their positions.

## **Title for Keith Bracken**

Another discussion was started regarding one of the residents in Splendor Oaks who volunteers a tremendous amount of his time to help keep Splendor Oaks looking its best. The title of Maintenance Officer was brought up for Mr. Bracken. He does not accept any money for his time. All board members agreed on this.

## **Adjournment**

Motion to adjourn meeting was made by Lori Pitts and 2<sup>nd</sup> by Carwin Dunn. Darryl announced that the meeting was adjourned at 8:38 pm.

## **Next Meeting**

Next Board of Directors Meeting is: **Tuesday, October 3, 2017 at 7:00 pm** . All meetings are held in the back room of the CNB Bank on Rt. 66. Any correspondence to the Board of Directors can be sent to the address at the top of the minutes.

Minutes submitted by Paula Davis, Secretary