

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

**Minutes of Meeting  
January 25, 2024  
7:00PM**

Board Members in Attendance: Darryl Payne, Zane Howard, Carwin Stogner, Mike Compton

Homeowners in Attendance: None

The meeting was called to order by Darryl Payne at 7:03 pm.

Approval of Minutes from November 2023 Meeting

Motion to approve November 2023 Minutes made by Mike Compton, 2nd by Carwin Stogner. Minutes approved.

Approval of Monthly Financial Report

Financial Report from 11/1/2023 to 12/31/2023 provided by Darryl Payne.  
Motion to approve Monthly Financial Report made by Mike Compton, 2nd by Zane Howard. Monthly Financial Report approved.

**Financial Report  
11/1/2023 – 12/31/2023**

Checking Account:

Previous Balance		\$7,687.56
Deposit:	HOA and Maintenance Fees	+ 550.00
	Void Check # 747 – lost in mail	+255.00
Expenditures:	Check Order	- 17.82
	Appalachian Electric	-100.00
	Darryl Payne- Replacement Christmas Lights	-35.81
Current Balance		\$8,338.93

Approval of Annual Financial Report

Financial Report from 1/1/2023 to 12/31/2023 provided by Darryl Payne.  
Motion to approve Annual Financial Report made by Mike Compton, 2nd by Zane Howard. Annual Financial Report approved.

**Annual Financial Report**  
1/1/2023 – 12/31/2023

Beginning Balance		\$6,611.39
Deposit:	HOA and Maintenance Fees	+3350.00
Expenditures:	Website Hosting	- 255.00
	Appalachian Electric	-400.00
	Darryl Payne- supplies	-94.64
	Mowing/Landscaping	-595.00
	P.O. Box	-210.00
	Secretary of State	-20.00
	Carwin Stogner – Newspaper ads	-30.00
	Total:	-\$1,604.64
Ending Balance		\$8,338.93

**Entrance Christmas Lights:** Meet at the front entrance on January 28<sup>th</sup> at 3:00PM to take down Christmas lights.

**Board Elections:** SOHOA will be mailing out ballots for Board members along with annual invoices, and newsletter.

**Old Business:** Zane Howard presented a “No Solicitation” sign for final approval by the Board. Sign was approved and Zane Howard will install on message board.

**New Business:** Darryl Payne informed the Board that a request had been made to subdivide Lot 3, Section D – 12.95 acres. The Board will advise the property owner that the subdivision of the parcel will be allowed and property owner must report the subdivision to the proper county authorities. Any construction must adhere to restrictions and construction standards outlined in the covenant.

The next meeting date to be February 22<sup>nd</sup>, 2024. This will also be the Annual Meeting.

Motion to adjourn by Mike Compton, 2<sup>nd</sup> by Carwin Stogner.

Meeting adjourned 8:01 pm.