

Splendor Oaks Homeowners Association
PO Box 65
Kodak, TN 37764

Minutes of Meeting
May 15, 2018

Board Members in Attendance:

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

Board Members Absent:

Keith Bracken

Homeowners in Attendance:

Dave Glovak, Helen and Larry Musgrove

The meeting was called to order by Darryl Payne at 7:11pm.

Approval of Minutes from March Meeting:

The minutes were distributed by Darryl Payne. Motion to approve April Minutes Bob Ebinger, 2nd by Carwin Dunn. Minutes approved. Correction to Financial Report: **Edit . 08 correction on previous balance. Should read \$313.80 not \$313.88.

Financial Report:

Financial Report given by Lori Pitts. Motion to approve Financial Report, Kerry Reeder, 2nd by Bob Ebinger. Financial Report approved. **Correction to Paid HOA Members 2018: should be 55, not 56.

Financial Report
Date: 04/10/2018 to 5/15/2018

Checking Account:

| | | |
|---------------------------------|-----------|-----------------|
| Previous Balance: | | \$453.88 |
| Expenses: | | |
| Archived Statements Fee | \$57.00 | |
| Tri-Star Landscaping | \$325.00 | |
| Deposits: | | |
| Transfers: | 5/14/2018 | \$250.00 |
| Balance as of 05/15/2018 | | \$321.88 |

Savings Account:

| | | |
|---------------------------------|-------------|--------------------|
| Previous Balance: | | \$12,817.25 |
| Deposit: | 4/27 (2) | \$60.00 |
| | 5/10/18 (2) | \$100.00 |
| Transfer: | 5/14/2018 | \$250.00 |
| Interest | | |
| Balance as of 05/15/2018 | | \$12,727.25 |

Membership/Maintenance Dues as of May 13th, 2018

2017 Unpaid Maintenance Fees: 14
2018 HOA Maintenance Fees Paid: 90 of 106 properties
Unpaid Maintenance Fees 2018: 16
Paid HOA Members 2018: 55

Agenda Items:

By-Laws - see separate document

Return to regular agenda: 9:20pm

Old Business

No discussion on old business.

New Business

No discussion on new business.

Homeowner Comments

Homeowners Helen and Larry Musgrove of 3040 Sugarwood are concerned that adjoining property owners, Clifton and Karen Christian have expressed a desire to subdivide their property into 4 lots. The Musgroves have a copy of Splendor Oaks Restrictions and state they have consulted an attorney. At issue, the Musgrove property falls under Section A in the Restrictions. The Christian property falls under Section D. The Board reviewed the Restrictions governing both properties. Properties in Section D may subdivide, properties in Section A may NOT subdivide. Mr. Musgrove expressed a desire to take action should the Christian's pursue subdividing their property.

Motion to adjourn Kerry Reeder, 2nd Carwin Dunn. Meeting adjourned at 9:36pm.

Next meeting June 14, 2018 at 7:00pm.