

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

**Minutes of Meeting  
March 20, 2023  
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 7:12 pm.

Approval of Minutes from January 2023 Meeting

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

Approval of Financial Report

Financial Reports from 1/1/2023 to 2/28/2023 provided by Darryl Payne.  
Motion to approve Financial Report made by Mike Compton, 2nd by Zane Howard.  
Financial Report approved.

**Financial Report  
1/1/2023 – 2/28/2023**

Checking Account:

Previous Balance	\$6,611.39
Deposit      HOA and Maintenance Fees	\$20.00
Expenditures:	
Stone Oak Web Design - Website	-255.00
Appalachian Electric Cooperative	-100.00
Current Balance	\$6,276.39

Annual Report for State of Tennessee

Darryl Payne completed the required application and filed the report.

Realtor Question about Short Term Rentals

A realtor for Keller Williams, Tammy Walters, inquired if Airbnb rentals are allowed. Darryl Payne responded by email that short term rentals are not allowed. Copy of email filed with minutes package.

#### Realtor Question about Sub-Dividing Lot D 26

A realtor for Honors Real Estate Services LLC, Joe Morley, inquired about sub-dividing Lot D 26 in order to build 3 houses. Darryl Payne responded by email that item 13 in the restrictions does not allow any lot to be sub-divided. Copy of email filed with minutes package.

#### Homeowner Complaint

Homeowner made a complaint about concrete residue on Renee Dr. after recent construction work on a new home nearby. Mike Compton volunteered to call the home builder, America's Homeplace, and the concrete company. Copy of email filed with minutes package.

#### **Old Business:** None

**New Business:** Norwood Lawncare and Landscaping has requested a \$10/month price increase. The new total will be \$85.00 every other week. A motion to accept the increase and continue using Norwood was made by Mike Compton. Motion was seconded by Zane Howard. Motion carries.

The next meeting will be on April 17, 2023.

Motion to adjourn by Zane Howard, 2<sup>nd</sup> by Mike Compton.

Meeting adjourned 8:05 pm.