**February 4, 2019 SHPOA Meeting Notes**

**7:00 PM**

**“PROPERTY OWNERS TIME”**

**Randy Stout asked attending homeowners to introduce themselves and if they had any comments or questions for the board.**

There were 8 homeowners in attendance.

**Board Members Present:**

Pres. - Karen R., VP - R. Stout, Sec. - J. Dichito, Treasurer; T. Gossett

Trustees: M. Simpson, A. Truman, J. Wirth, D. Langford, Dave Hollenbaugh,

Clerk: Janet Barker

**Randy Stout called the meeting to order at 7:27 PM**

Randy Stout: Welcomed Dave Hollenbaugh as SHPOA’s newest Trustee!

Dave replaced Darrell M. after he resigned and was appointed and approved by the board.

**Secretary Report – Jim Dichito**

* Discussion & Approval of January 2019 Meeting minutes

 Jim Wirth motioned to approve the January minutes and Matt Simpson 2nd the motion;

 all approved to accept and file the January minutes.

**Treasurer Report -Todd Gossett**

* 1)Discussion & approval of January 2019 financial report-Todd presented changes. 2)Discussion & approval of 2019 Budget.

3)Discussion of Beach operations, Jim D. asked about reducing hours to reduce the expenses related to staffing. Board decided not to make any changes to hours of operations.

Dave L. motion to approve and accept the January financial report and Matt S. second the motion. The board so approved.

* Todd suggested we move $30,000 from checking account to the reserve fund account to cover the cost of dock repairs and maintenance.

Jim D. motioned to approve the transfer of funds and Angie T. 2nd the motion and the board so approved.

**Committees:**

* Discussion of Committee meetings of Trustees & Community Members – Randy.

No reports given

**OLD Business:**

* Alleghany Dock (Matt, Jim, David or Randy)

Lake level too high to do any work! Waiting for the lake to lower! May not get the dock in before the valve closes 3/1/19.

* Building Standards – Jim Dichito – Jim W. asked that we define Gazebos in standards 14.2 & 14.3
* Jim D. discussed;

1) Hazards & Eyesores being approved and will be recorded with Greene County.

1. Changes to building Fees & Deposits, Jim D. motioned to increase the “**deposits only”** required for; “New Homes” to go from $500 to $1000 and for “Garages” and “Post frame” buildings from $300 to $600. The **fees** would remain the same.

Todd G. seconded the motion and the board so approved.

* Reserve Study – Todd G. & Randy R. would give an update in the March board meeting. Jim D. asked about the dredging of the lake and whether it should be part of our reserve study.

 **NEW BUSINESS:**

Policy Guidelines and Handbook for 2019 (Randy)

Randy S. explained he is working on Policy Guidelines for Trustees to abide by as well as developing a Handbook for procedures for board members to follow.

**Board went into Executive Session at 8:10 PM**

**Board came out of Executive session back into our regular meeting at 8:50**

**Randy R. asked for a motion to adjourn our regular meeting; M. Simpson motioned to adjourn the meeting and Karen R. 2nd the motion and the board so approved.**

**Meeting ended 8:50**

**Jim Dichito, SHPOA Secretary**