

Shawnee Hills Property Owners Association, Inc.

Board of Trustees Meeting – September 14, 2020 Minutes

1. **Property Owners** : 15 Minutes (All Trustees) . No property owners in attendance due to COVID-19. However, Larry Morris reported concerns: stump at fisherman point, the ability to control the Blue light via phone, Camera's at the ramp, playground and use of pavilion area after beach has closed. All items were listed on Agenda to be discussed. He also brought up the issue of throw nets, that people are possibly using throw nets to catch fish illegally.
2. **Call to Order:** Garrett called meeting to order 7:07pm Jim Dichito, Karen Ragland, Garrett Sagraves, Randy Tebbing, Jim Wirth, and Dave Hollenbaugh along with Janet Barker Clerk in attendance.
3. Changes or additions to the agenda (All Trustees). In addition to Larry Morris items mentioned above, Randy T. added item for permits on porch additions, and Janet B. raised question on whether playhouses require permits.
4. **Secretary Report** (Tebbing). Karen R. made motion to accept minutes, Jim D. 2nd , August minutes approved.
5. **Treasurer Report** (Hollenbaugh) – Dave H. reported that financials are on track...pretty close to last year. Permits are up 7% from last year. Beach costs: Water costs are up significantly at the beach. Overall net income is slightly up from last year. Randy T. made motion to approve the treasurer report. Jim W. seconded, and board so moved.
6. **Maintenance Report** (Langford) - Garrett S. reported that contracted maintenance people/contractors are in place: 1) Stallard Construction, 2) Aaron Gillium
7. **Lake Patrol Report** (Simpson)
8. **Community Building Report** (Sagraves) – Community Building remains closed due to COVID-19. However, non-profit groups have asked to use the outside pavilion area. Board discussed and approved groups could use area if member is present. Dave H. has action to talk to Countryside Propane to negotiate propane cost for CB.
9. **Beach** (Truman) - NSTR
10. **Permits** (Hollenbaugh/Tebbing)
 - Permits for solar panels – roof and ground mounted (Dichito). Board agreed that ground mounted solar panels are not allowed. Permits will be required for roof mounted solar panels and SHPOA 2020 Fee Schedule was adjusted accordingly.
 - Dave H. Two garages and a pool. Randy T. one porch addition on Blackfoot, 1 garage permit on Huron
 - Jim D. took action to right a by-law language for solar panels
 - Board agreed to establish \$25 permit with a \$50 Deposit fee for roof solar panels.
 - Ground mounted solar panels will not be allowed
 - Porch Addition Permit Fee established (also \$90)
 - Randy T. has action to update fee schedule
 - 2 previously issued permits have been ok'd to return deposits.
 - Playhouse/clubhouse permits – Require permits
11. **Property Reports** (Dichito)
 - Ranking of eyesore properties and next steps (Dichito)
 - Board agreed to send letters to top 15 community eye sores

- Property owners will have 45 days within receipt of letter to correct the issues. Property owner responded to pool being either tore down or repaired. Property owner removed the pool.

12. Old Business & Status Reports

- Neighbor adjacent to the beach with tree issue – Came to a resolution (Sagraves)
- Do we want Janet to contact new properties for sale with violations (Sagraves)? Board discussed, and up to the realtor, or the potential new property owner to inquire. It is stated on the website for potential new property owners to call the SHPOA office.
- Mowers sold – truck recommendation to donate (Sagraves). Both mowers have been sold. Large mower sold for \$4600, smaller mower sold for \$1500. Truck needs significant work. J Barker and J Dichito will find organization to donate it to.
- Wake surfing status and time frames (Dichito/all) – Randy T. made a motion to do a written evaluation of public study from 2-8 pm. Jim W. 2nd and took action to form Committee for study.
- Camera system at the dam (Sagraves). The main DVR unit is bad. Board discussed using spillway funds to cover cost. Cost estimate for camera system installation is \$2,519.30. Garrett S. has action to look into license plate reader camera as part of system and revised cost estimate.
- Basketball court status (Sagraves) – Board discussed possibility of putting court out at the CB parking point. Donations have been received and more have been offered. Dave H. took action to draft a plan to present to the Board.

13. New Business

- Halloween - Trunk or Treat/ Trick or Treat/Signs/letter? (Sagraves). No trunk or treat this year due to COVID-19. Trick or Treat will be on Sat Oct Oct 31st instead of 24 Oct. Jim W. made motion and Jim D. seconded. Board so moved.
- Discussion/ rule on the grass or pavilion closing when the beach does—incident that occurred (Sagraves). Folks are not allowed on beach (sand) when beach is closed. (Ref discussion under Community Building)
- 5 Year plan – what we want to do (all) – Moved discussion to next month.
- Asked to publish percentage of unpaid homeowners and dollar amount (Sagraves) - Board discussed and decided this would not be beneficial for SHPOA.
- Opening meetings back up (Sagraves). - For now, meetings will stay closed but we will solicit inputs from homeowners.

14. Executive Session: None

15. Adjournment – Jim W. made motion to adjourn meeting. Karen R. seconded. Meeting adjourned at 10 pm.