

Shawnee Hills Property Owners Association, Inc.

Board of Trustees Meeting – December 7, 2020 Meeting Minutes

1. **Property Owners : 15 Minutes (All Trustees)**
 - No in-person property owners in attendance due to COVID-19 restrictions.
2. **Call to Order.** Garrett S. called meeting to order at 7:08 pm. Members present included Garrett S., Jim Dichito, Janet Barker (clerk), Dave Hollenbaugh, Matt Simpson, Jim Wirth, and Randy Tebbing.
3. **Changes or additions to the agenda (All Trustees).** Addition of barking dogs in Community, and Smith House
4. **Secretary Report (Tebbing).** Randy presented the November 2, 2020 meeting minutes. Jim W. motioned to accept minutes and Garrett S. seconded. Board so moved.
5. **Treasurer Report (Hollenbaugh).** Dave Hollenbaugh provided Nov'20 financial report. Pointed out some noteworthy deltas from last year including lost Community Building rental revenues due to COVID. Dave H. is talking to propane companies to bid prices for service. Due to mowing service fees being above budget, Board is planning to review for invoices for 2021 planning purposes to see if budget needs revised or a budget cap implemented. Beach expenses also significantly higher than previous year due to additional staff expenses. Randy T. made motion to approve Treasurer report for Nov 20 and Jim W. seconded. Board so moved.
6. **Maintenance Report (Sagraves)**
 - Jim D. will do assessment of docks. He will meet with Matt S. and Jim W. to come up with a plan to present to board.
 - Spillway- East end of earthen Dam DJK gave quote for topsoil and grass \$8,000 as directed by ODNR to repair.
 - Wash out by Ute Trail and by fisherman point
 - New locks installed at Main. barn and Old Office building
7. **Lake Patrol Report (Simpson) NSTR**
8. **Community Building Report (Sagraves)**
 - Tree issue on Beach Tr is being taken care of. Garrett gave go ahead for contract
 - Community Building still closed for rentals
 - Water lines of CB were completed by Aaron
 - Propane refill options still being investigated
9. **Beach (Truman) – NSTR.**
10. **Permits (Hollenbaugh/Tebbing)** Randy T. reported issuance of boat dock and fence permit. Dave H. is working on permit for boat dock on Pueblo.
11. **Property Reports (Dichito)** Jim D. pointed out needed repairs on spillway.
12. **Old Business & Status Reports**
 - Smith House quote to board up windows, paint and secure doors at \$2k. Board modified quote up to an additional \$500 to add accessible way to access building that is locked in some manner.
 - Jim W. still working on study/report on wake boating

13. New Business

- Noise complaint received about dogs barking and member asked whether Board could do anything about it. This complaint falls outside SHPOA jurisdiction.
- Jim W. made proposal to prepare a Smoke Signals product. Will possibly look at preparing one in advance of the April Community meeting.
- 4-wheelers around retention ponds reported to Sheriff's office and post made on social media
- **2021 Budget.** Dave H. reported that Board needs to address needed dock repairs. Garrett mentioned that we need to add One Call communication system to 2021 budget. Board also discussed need for possible annual dues increase to meet growing costs and repairs. Current income is insufficient to meet budget needs.

14. Executive Session: N/A

15. Adjournment Meeting was adjourned at 9:14 pm with motion by Garrett S. seconded by Jim W.