**May 6, 2019 SHPOA Meeting Notes**

**“PROPERTY OWNERS TIME”**

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

There were 4 homeowners in attendance.

**Board Members Present:**

Pres. – R. Stout, VP – D. Langford, Sec. - J. Dichito, M. Simpson, D. Hollenbaugh, G. Sagraves

Clerk; Janet Barker

**Board Members Absent:**

A. Truman, J. Wirth, T. Gossett

**Randy Stout called the meeting to order at 7:07 PM**

Randy Stout explained the resignation by T. Gossett from the SHPOA Board, as of 5/6/19, as Treasurer, due to a work promotion.

**Secretary Report – Jim Dichito**

* Discussion & Approval of March 2019 Meeting minutes

 J. Dichito (did not attend the March meeting) motioned to approve the March minutes

and G. Sagraves 2nd the motion. All approved to accept and file the March minutes.

* Discussion & Approval of April 2019 Annual Meeting minutes

 ***A few minor changes were made to the April minutes.***

1. ***Not to segregate board members on the agenda***
2. ***New committees formed for 2019 in our annual meeting would be limited to a max of 3 members.***
3. ***Tim Ryan’s explanation of “raising and stocking of yellow perch” here at our lake was approved by ODNR and which pond they would be raised in.***

G. Sagraves motioned to accept the April Meeting Minutes, M. Simpson 2nd the motion.

All approved to accept and file the April Meeting Minutes with the few changes.

**Treasurer Report – R. Stout**

1. Discussion to review budget with Trustee Board in May and schedule date.

No date was set.

1. Discussion and approval of April Financial report.

J. Dichito motioned to accept the April Financial report, D. Hollenbaugh 2nd the motion.

All approved to accept and file the April Financial Report.

**Beach Report:**

Report by D. Langford for A. Truman

* 10 lifeguards were hired
* 10 gatekeepers were hired
* 2 managers were hired
* May 18th training will be from 11-12 for staff
* Wrist bands will be ordered
* G. Sagraves to investigate IPAD use

**Maintenance Report:** D. Langford

* Staff to power wash beach house deck prior May 25th opening
* Beach sand will be smoothed out
* Four people signed up to do boat dock repairs and some have licenses.

**Lake Patrol Report:** M. Simpson

* Patrol boat engine needs new impeller
* Buoys will be installed soon
* Boat sticker sales this coming Sunday 10 to 1 PM
* Matt Jones hired for Lake Patrol along with Larry Morris and Michael Polston
* There will be only one boat sticker this year and it needs to be put on the starboard (right side) of the watercraft.

**Community Building**: G. Sagraves

* Researching a “keyless” commercial lock for front door of building. The more versatile units cost approximately $1666. J. Dichito motioned to replace the door lock and to take the funds from the “Community Fund account” and D. Langford 2nd the motion and the board so approved.
* Men’s restroom outside door replacement will require a new frame and door. Garrett is getting two quotes to replace the door and frame. J. Dichito motioned to replace the door ASAP and to take the funds from the “maintenance account” and M. Simpson 2nd the motion and the board so approved.
* Security cameras are low grade by todays standards and should be replaced since a few them are not working. Our DVRs should also be replaced. Garrett will continue to research options and get back to the board with recommendations.
* Additional areas of improvements are; new phone system, new homeowner packets, better ways to communicate “high water” conditions.
* Status of a potential “basketball court” will be determined once we review the reserve study which was completed last fall.

**OLD Business:**

1. Reserve Study: Need to set a review date.
2. Fish Structure cages: board is waiting for a review of locations from Tim Ryan
3. Lake Usage report: had 3 meetings, Dave Langford to send committee recommendations by 5/25/19.

 **NEW BUSINESS:**

**Follow up items:**

1. Policy Guidelines and Handbook for 2019 (Randy)
2. 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.
3. K&C meeting to work on “long term best practices” and we can now attend meetings in the new K&C location in Blue Ash.

**Board went into Executive Session at 8:45 PM**

**Board came out of Executive session back into our regular meeting at 9:01**

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

**Meeting ended 9:01**

**Jim Dichito, SHPOA Secretary**