

Shawnee Hills Property Owners Association, Inc
Board of Trustees Meeting – April 6, 2020 Minutes

1. Property Owners :
 - **No Property owners in attendance. Meeting was held via Zoom due to COVID-19 restrictions.**
2. Call to Order (Sagraves)
 - **7:00 pm Meeting called to order by G. Sagraves. Jim Dichito, Randy Tebbing, Angela Truman, Garrett Sagraves, Dave Hollenbaugh, Jim Wirth, Matt Simpson, Dave Langford, Karen Ragland, and Janet Barker (Clerk) logged into Zoom meeting.**
3. Changes or additions to the agenda (All Trustees) **No changes to agenda**
4. **Secretary Report** (Tebbing)
 - Discussion and approval of March 2020 meeting minutes.
 - **No changes to minutes. Dave H. made motion to approve, and Dave L. 2nd motion to approve. The board so moved**
5. **Treasurer Report** (Hollenbaugh)
 - Discussion and approval of March 2020 Financials.
 - **Garrett motioned to approve report, Angie T. 2nd. The board so moved**
6. **Maintenance Report** (Langford)
 - Update on Alleghany Dock-Dock will get ramp then completed – Has this been done? **At this point the ramp has not been installed.**
 - PM plan for Association owned docks-Need to have money in budget for beach slide dock and 1 more **Nothing will be done this year.**
 - Ladder next to slide needs attention –**Has been fixed**
 - **Yuma dock has been fixed** (Sagraves)
7. **Lake Patrol Report** (Simpson). **Boat registration to continue by online and mail due to cancellation of Apr 5th meeting because of COVID-19. Stickers will be mailed through USPS. Board also discussed language for newsletter to be mailed out to all members to provide an update on the situation.**
8. **Community Building Report** (Sagraves)
 - New Wi-Fi Thermostat – **Garrett S. reported that new wi-fi thermostat has been installed in the CB. Same location as old thermostat, and is set to have max 75 degrees F.**
 - Door Locks – **Garrett S. reported that the new slide locks for CB have been installed.**
 - Camera System - **Garrett S. stated he was in process of getting quotes for new camera system. ADT would charge \$50/month monitoring fee and \$200/month for 60 month lease option. Upon discussion, Board decided to table procuring new camera system to further investigate potential modification/repair to existing system. Jim D. took action to contact installer of existing system and report back to board.**
 - External Lighting – **Board decided to table light upgrade for CB**
9. **Permit & Property Reports** (Hollenbaugh & Tebbing)

- **Dave H. and Randy T. have started taking over issuing building permits from Jim D. Randy T. reported that he issued a permit for a detached garage on Huron Trail, and two more permits in the works, a shed and house addition.**

10. Old Business & Status Reports

- **Deed Covenants – Jim D. took action to call K&C to discuss what needs to be done next**
- **Mass Messaging System – Board approved use of \$1500 from Community Improvement Fund to support trial of the One Call system. Jim D. motioned and Dave H. 2nd approval of system. Board so moved. Garrett S. will prepare language for newsletter for folks to volunteer to be part of the trial. Discussion then occurred on how to approve messages for dissemination and recommendation was made to discuss this at the May Board meeting.**
- **Blue Light Usage – Due to brightness of new light, it will only be turned on for 20-30 minutes for no wake warnings. Jim D. took and action to program light accordingly**

11. New Business

- **Gate Lock – Board discussed need for new CB gate lock. Garrett S. took action to get new lock.**
- **Beach Staff – Angie T. reported that we still do not have enough lifeguards to operate the beach. Per K&C our bylaws indicate “we will provide a lifeguard at the beach”. We are not allowed to operate without a lifeguard on duty. Swim at your own risk is not an option. Board discussed possibility of raising beach staff pay in order to help with recruiting staff members. Dave H. will investigate budget options to include small business PPP funding. Garrett S. took action to incorporate language for urgent need for lifeguards in member newsletter to be mailed out via USPS.**

12. Executive Session ~~No Executive Session~~

13. Adjournment (Sagraves) Dave H. made motion to end meeting, Jim D. 2nd meeting was adjourned at 9:40pm