

Shawnee Hills Property Owners Association, Inc
Board of Trustees Meeting – February 3rd, 2020 Minutes

1. Property Owners: 15 Minutes (All Trustees) **7:05pm**
 - **Ten Property owners in attendance**
 - **Tim Ryan reported about Fish structure, see below under old business**
 - **Question about keeping SHPOA website up to date on minutes, and financials.**
 - **Property Owner asked question about status of surveying SHPOA property owners on lake usage**
2. Call to Order (David L)
 - **David L. called meeting to order at 7:30 pm. Board members present included Jim D., Matt S., Karen R., David L., Dave H., Jim W., Randy T., and Janet Barker (Clerk)**
3. Changes or additions to the agenda (All Trustees)
 - **Jim D. added topic on asbestos inspection on Smith House**
4. **Secretary Report** (Jim D)
 - Discussion and approval of Jan 2020 meeting minutes.
 - **Randy T. made motion to approve minutes as written, and Matt S. seconded. Jan minutes were then approved as written**
5. **Treasurer Report** (Dave H)
 - Discussion and approval of Jan 2020 Financials.
 - **Jim W. motioned to approve treasurer report, and Jim D. seconded**
 - Set a date to discuss budget and expenses for upcoming year.
 - **Dave H. will be getting with Janet to discuss getting an outside audit on the SHPOA financials. Goal is to have audit completed by April '20. Dave also scheduled budget meetings for upcoming year for 13 and 20 Feb**
6. **Maintenance Report** (Dave L)
 - Update on Alleghany Dock
 - **Dave L. discussed replacing incorrect lumber on Alleghany Dock to meet agreed upon specifications. Contractor agreed to replace lumber at his expense**
 - Update on kid area at the beach
 - **Dave L. reported kiddie fence area will be fixed. Also discussed ladder next to slide needs repair**
 - PM plan for Association owned docks.
 - **The board has on going plans to repair the Association's docks**
 - Discuss three needed repairs to the spillway (Jim D)

- **Jim D. discussed lake erosion. Jim D. is getting quotes for repairs. Hillside washed out area is \$1100 and ditch culvert pipe repair is \$1300. Also, work was complete on the three spillway repairs approved last month.**
 - **Jim W. mentioned the need to put up snow fence on dam area to prevent sled riding in areas that are not permitted.**
- Ladder next to slide needs attention.
 - **See above under kid area at beach**
 - Jim D. – Asbestos report on Smith House.
 - **Inspection did result in identified asbestos. Jim D. is getting estimate on point count for needed asbestos removal. Will then get estimate from companies to do the removal.**
7. **Lake Patrol Report (Simpson)**
- **Color of boat stickers this year will be brown/tan. Valve will be closing in about 3 weeks. New quiz will be issued this year for getting boat stickers.**
8. **Community Building Report (Sagraves)**
- Propane (Switching Suppliers) Update.
 - **Janet reported on Propane estimates. Current provide charges \$1.98/gallon. Buckeye would sale at \$1.49 and would do 25 feet of install for free. Tank must be 10 ft away from building**
 - **Jim W. questioned whether we should continue to rent club house given vandalism and propane expense. No decision on this was rendered.**
 - Getting the word out hiring for summer positions.
 - **Dave L. reported post will be made on social media about summer positions**
9. **Permit & Property Reports (Jim D)**
- **Jim D. reported new sea wall construction project, a new large boat dock, and rehab project on Alleghany.**
10. **Old Business & Status Reports**
- Smith House update (Ragland)
 - **Karen R. provided an update on the Smith House.**
 - Budget Process (Dave H)
 - **Budget process moved to executive session.**
 - Fish Structure
 - **Tim Ryan provided an update on the Shawnee Trail Bridge Area Fish Structure. Tim stated cages are all in and wired together. Eight cement blocks in each cage. ~90 trees tied into cages. Tim requested board permission to put left over trees under new dock on Alleghany and concrete tubes on east side of**

Alleghany cove. Extra trees (~80) are by maintenance building. Tim will use aluminum wire that won't rust to tie trees in to dock structure. Tim also asked for \$750 dollars budget for minnow procurement.

- **Matt made motion to approve locations for trees and Jim W. seconded. Vote was taken and passed unanimously. Dave L. informed Tim that he would get back to him on budget for minnow procurement.**

11. New Business

- **Randy T. recommended the Survey Monkey lake usage survey be added to new business.**

12. Adjournment (Dave L) Dave L. adjourned meeting. Jim D. made motion to go into executive session at 8:40pm, Matt S. second. The board so moved. Board went into Executive Session.

- **Jim W. made motion at 9:20pm to come out of Executive Session and Matt S. seconded. Board so moved.**
- **Jim W. motioned to approve Board member roles discussed during Executive Session and Dave L. seconded. Board then approved the following role assignments:**
 - **Spillway & Deed Covenants – Jim D. Dave H. will assist Jim D. with Deed Covenants**
 - **Permits and Inspections – Will transition from Jim D. to Dave H. and Randy T.**
 - **Lake Patrol – Matt S.**
 - **Beach – Angie. Karen R. will be backup**
 - **Community Building, Information Signs, Social Media – Garrett S.**
 - **Digital Media/website – Dave L., Jim W. and Matt S.**
 - **Maintenance – Dave L.**
 - **Smith House – Karen R.**