

Shawnee Hills Property Owners Association, Inc

Board of Trustees Meeting – March 9, 2020 Minutes

1. Property Owners : 15 Minutes (All Trustees) **7:05pm**
 - **12 property owners in attendance.**
 - **Property owner has concern over neighboring property, next door. Move to executive session**
 - **Covid-19 concerns and emergency plan? Board will follow Federal, State, and county guidelines.**
 - **Benches on Alleghany Dock? Will repairs be made to benches? How can property owners help? Please contact office or board member and report damage.**
 - **Will docks be fixed? Yuma Trail needs repaired. Trustees will look at Yuma dock. Trees in cove in dock.**

2. Call to Order (Sagraves)
 - **7:23pm Meeting called to order by G. Sagraves. Jim Dichito, Randy Tebbing, Angela Truman, Garrett Sagraves, Dave Hollenbaugh, Jim Wirth, and Janet Barker Clerk in attendance.**

3. Changes or additions to the agenda (All Trustees) **No changes**

4. **Secretary Report** (Tebbing)
 - Discussion and approval of February 2020 meeting minutes.
 - **Changes to minutes- add Jim Wirth as back up for Lake Patrol. Add Angela Truman for back up to Garrett. Jim D. made motion Dave H. 2nd all in favor. The board so moved**

5. **Treasurer Report** (Hollenbaugh)
 - Discussion and approval of February 2020 Financials.
 - **Randy T motion to approve, Jim D. 2nd. The board so moved**
 - Approve 2020 Budget **See Below under old business**

6. **Maintenance Report** (Langford)
 - Update on Alleghany Dock-**Dock is complete. A ramp will be installed for easier access to dock.**
 - Update on kid area at the beach- **DJK Fixed**
 - PM plan for Association owned docks. -**Need to have money in budget set aside for docks. Beach slide dock needs repairs, however the Water up too high for repairs this year.**
 - Discuss three needed repairs to the spillway (Jim D) **Repairs complete. Jim D. will monitor repairs.**
 - Ladder next to slide needs attention. **Board will contact DJK for quote if any repairs can be made this year.**
 - Larry Morris asked board if they would put boat cleats on the new Alleghany dock? **Jim D. will install.**
 - Repairs for doors in snack shack.

7. **Lake Patrol Report** (Simpson) **Sent in via email from Matt S. New boat sticker sales on Sunday April 5th. One hour before, and one hour after the annual meeting. Last year's stickers will no longer be valid after April 5th. Please see wake surfing etiquette. Lake Patrol boat will be put in lake soon.**

8. **Community Building Report** (Sagraves)

- Propane (Switching Suppliers) Update. **Garrett S. reported installing a motion detected thermostat. He will get quotes. Dave H. will contact current provider and ask about a match price.**
- Getting the word out hiring for summer positions. **No response for summer positions. Discuss adding advertisers to the Facebook page. Jim W. suggested email blast.**
- **New slide locks will be installed, spring loaded on back community doors of community building, front community doors. Jim D. asked that the side doors to the pavilion be added to the work order.**
- **Garrett S. getting quotes for better camera systems, and quotes for motion lights.**

9. Permit & Property Reports (Dichito)

- **One new home addition, refund of building permit, and 3 boat dock. Jim D. will turn over building permits to Randy T. and Dave H.**

10. Old Business & Status Reports

- Smith House update (Ragland) **See report below under helix report**
- Budget Process (Hollenbaugh)
 - D. Hollenbaugh presented budget for 2020. **Jim D. made motion to use the R. Stout Purposed budget. Jim W. 2nd. The board so moved.**
 - Discussed audit **to be performed on books, will be scheduled within the next month with CPA**
 - **Presented Needs, Wants, and Future**
- Fish Structure- **Tim Ryan reported additional fish structure, he will let board know the exact location. Structure will be 15ft below waterline. One cement block per two trees. What type of wire will be used? Aluminum wire. How long will it take the tree to deteriorate completely? Five years in deep water. Board respond, please provide board with map of where all fish structures**
- Utilizing Survey Monkey
 - **Only can use for 100 survey free, after 100 there is a premium charge**

11. New Business

- Responsibility of issuing building permits (Dichito) **See above under building permits**
- Helix report regarding asbestos found in Smith House (Dichito) **Asbestos found, need to have pieces removed by a licensed contactor**
- Dealing with “eye sore” properties (Dichito)
- Top 5 goals for 2020 – planning for annual meeting (Hollenbaugh)
- Agenda for meeting and who is doing what (Hollenbaugh)
- What are the expectations for the annual meeting? (Hollenbaugh)
- Discussion about Mass Messaging System (Sagraves) **\$4 per home 3 phone numbers \$3600 a year. One call now system, can send survey’s, text’s, and emails. Possible to scale down to 500 homes per year \$2000. One phone number per lot, \$1800 per year, however limited. D. Hollenbaugh asked for a communication strategy plan.**
- **Additional Items discussed.**
 - **Jim D to contact K&C for deed covenants.**
 - **Lake Patrol & Beach staff to be CPR certified.**
- **9:20pm Board went into executive session.**

12. Adjournment (Sagraves)

- **10:00pm Jim W. made motion to come out of executive session, Dave H. 2nd. The meeting was adjourned.**