Shawnee Hills Property Owners Association Inc.

Board of Trustees Meeting Minutes

Aug 2, 2021

1. Property Owners : 15 Minutes (All Trustees): Lot 91 member and Larry from Lake Patrol were present. Larry mentioned that there is an issue with the barn that needs repaired as well as several dock issues including rotting board on dock by dam.

2. Call to Order: Garrett S. called the meeting to order at 7:04 pm. Members present included Angie T., Matt S., Willie H., Garrett S., Karen R., Jim W., Randy T., and Janet Barker (clerk).

3. Changes or additions to the agenda (All Trustees): Jim W. proposed discussion on Smoke Signals.

4. Secretary Report (Tebbing): Willie made motion to accept, and Dave H. seconded. Board so moved.

5. Treasurer Report (Hollenbaugh): Dave H. reported on budget. Budget on track where it was last year. Only ~$14 difference in income from last year. Expenses more this year largely due to tax increases and attorney fees.

6. Maintenance Report (Harkins): Willie brought up some sagging ceiling tiles in Community Building. Willie still working on getting bids and timelines for damaged docks.

7. Lake Patrol Report (Simpson): Matt S. reported 7 individuals swimming in middle of lake with single inflatable raft with no life jackets. This was a clear violation of lake policy and will likely involve an issuance of citation.

8. Community Building Report (Sagraves): NSTR

9. Beach (Truman): Sept 6 will be the last day beach will be open. Will be open every day until 16 Aug, and then it will only be weekends.

10.Permits (Hollenbaugh/Tebbing): Randy T. discussed permit fees including the addition of the solar panel permits. Randy T. took an action to modify 2020 Fee Schedule and bring to next meeting for approval.

a. Dave mentioned one owner request to bring up in Executive Session.

11. Property Reports (Dichito): Karen R. mentioned that homeowner had contacted her again about a port-a-jon on neighbor’s property. Board will consult with K&C to see if SHPOA deed covenant language of no outdoor toilets will apply for port-a-jons.

12.Old Business & Status Reports

a. Smoke Signals – Jim W. reported on content proposed for the next Smoke Signals publication to include the lake survey. Randy T. proposed revision of Jim W’s survey language to remove reference to swimming location by the bridge and to reference other location options around the lake. Board also discussed removing reference to pros and cons and just make a general list of information to consider in making a decision.

b. Deed Covenant Update – Amendment A revision of our bylaws is being revised to reflect changes to fees for community vote. Board discussed changing deed covenant language relating for community initiation fee to $250 and annual fees for members of $200. The revised deed covenant language/fees will be brought to the community for vote. Board also discussed Ammendments B, C, D, and E

13.New Business:

a. Board discussed recent business solicitation issues/complaints and will consult with K&C whether signs can be posted and be binding.

14.Executive Session: Jim W. made a motion to enter Executive Session at 8:35 pm and Angie T. seconded. Dave H. motioned to move out of Executive Session and Randy T. seconded. Board so moved at 8:48 pm.

Jim W. brought up issue of growing number of signs being posted in community for business purposes. This is against SHPOA deed covenants.

Adjournment: Jim W. motioned to adjourn meeting and Matt S. seconded. Board adjourned meeting at 8:50 pm.