

# Shawnee Hills Property Owners Association Inc.

## Board of Trustees Meeting Minutes

February 8, 2021

1. Property Owners: 15 Minutes (All Trustees) Mark Thomas – presented to the board questions about a building permit for fence and barn. Walter Crager-presented to board questions about building a pole barn
2. Call to Order -7:31pm meeting called to order by Garrett S. Jim Wirth, Dave Hollenbaugh, Willie Harkins, Garret Sagraves, Matt Simpson, Angie Truman, Jim Dichito, and Janet Barker Clerk in attendance
3. Changes or additions to the agenda (All Trustees) No changes
4. Secretary Report (Sagraves) Minutes- Garrett S. Asked for motion. Dave Hollenbaugh 1<sup>st</sup> and Angie T. board so moved.
5. Treasurer Report (Hollenbaugh) D Hollenbaugh presented treasurer report along with 2021 budget. Motion to accept Jan. Financials Jim D. 1<sup>st</sup>, Matt S. 2<sup>nd</sup> board so moved.
6. Maintenance Report (Sagraves)
  - Smith house windows are scheduled to be boarded up in apx. 2 weeks.
  - Docks at beach are scheduled for repairs.
  - Keyless entry at buildings at Ute. Will be installed, need proper locks.
  - Dock updates-reviewing quotes.
7. Lake Patrol Report (Simpson)
  - New boat stickers. Boat stickers will more than likely be online as well, as try and have in person boat stickers.
  - Casting nets- Ohio has no law against casting nets if they are not selling. Board discussed since private lake should a by-law made to prevent casting nets, board decided it was not necessary at this time.
8. Community Building Report (Sagraves)
  - Still remains closed due to COVID – able to still make reservations for future date.
  - Rentals-increase of fee to \$300 per rental with a \$200 deposit.
9. Beach (Truman) Nothing new to report.
10. Permits (Hollenbaugh/Tebbing) Discussion of permit with a lot that is an eyesore.
11. Property Reports (Dichito) 15 Eyesore properties were discussed.
12. Old Business & Status Reports
  - Wi-Fi Blue Light-Board reviewing updating Blue light to WI FI.
  - Mowing quotes Garrett will send board quotes
  - Drainage letter- County will not fix drainage. SHPOA will get quotes.

- To Do Items- Review of list.

### 13. New Business

- Election of board member results New board members Willie Harkins, Jim Dichito, Karen Ragland, and Dave Hollenbaugh elected to board
- Election of officers
  - i. President nomination by Matt S for Garrett S., Board so moved Garrett President
  - ii. Vice President Jim D nominated Karen R Vice President, no other nominations, Board so moved, Karen R. Vice President
  - iii. Treasurer, Angie nominated Dave, no other nominations, the board so moved, Dave Hollenbaugh Treasurer
  - iv. Secretary Jim D. nominated Randy T, no other nominations, the board so moved, Randy T. Secretary
- Assign duties to each board member (See Below)
- Board President signature for replat- President will sign replats for approval to the county.
- Fence and building permit from present property owners scheduled
- Garden Club – Landscape Ideas or projects for 2021. Board praised all the work Garden club continues to do for the community. No new projects were thought of other than the continued work of maintaining the entrance areas, and the community building and beach area.
- Collection Report – Janet presented 36 K&C accounts in collections 11 of those are going to small claims this year, 12 new non payments from 2020 total of 48 accounts delinquent.

Matt Simpson made a motion to end meeting, Dave Hollenbaugh 2<sup>nd</sup>. Board so moved. Meeting adjourned at 10:01pm

### 14. Executive Session None

### Adjournment

#### Areas of Responsibilities for Trustees:

Community Building-Garrett Sagraves, Angie Truman

Social Media- Garrett Sagraves, Willie Harkins

Smith House- Karen Ragland, Jim Dichito

Building Permits & Inspections- Dave Hollenbaugh, Randy Tebbing, Jim Dichito

Dam and Spillway- Jim Dichito, Matt Simpson

Beach Operations- Angie Truman, Garrett Sagraves

Lake Operations and Patrol- Matt Simpson, Jim Wirth

Communications- Jim Wirth, Matt Simpson, Willie Harkins

Maintenance- Willie Harkins, Jim Dichito

Information Signs- Garrett Sagraves, Tim Ryan community member helping

*Eyesores- Jim Dichito*

*Community Activities- Chair Angie Truman*

*Deed Covenants and By-Laws Committee- Garrett Sagraves, Willie Harkins*

*Rate increase Garrett Sagraves- Garrett Sagraves, Willie Harkins*