

Shawnee Hills Property Owners Association, Inc.

Board of Trustees Meeting – January 4, 2021 Minutes

1. Property Owners : 15 Minutes (All Trustees)
2. Call to Order : Garrett S. called meeting to order at 7:10 am. Members present included Jim D., Janet B. (Clerk), Angela T., Garret S., Matt S., Randy T., and Dave H.
3. Changes or additions to the agenda (All Trustees): Bids for lawn care services will be requested soon. Matt S. added boat ramp discussion.
4. **Secretary Report** (Tebbing). Dave H. motioned to approve Secretary report, Jim D. seconded. Board so moved.
5. **Treasurer Report** (Hollenbaugh)
 - Dave reported on yearly budget close out figures. Costs exceeded budget by ~\$1K but additional revenues were able to cover extra costs. Property management fees was where majority of extra expense occurred. Randy T. motion to approve Dec 20 treasurer report, Jim D. seconded. Board so moved.
 - Voting in 2021 budget: Dave H. is planning to make some minor revisions to 2020 budget for 2021. Budget will have to account for new furnace for CB due to the furnace going out. Board is seeking estimates for furnace replacement.
6. **Maintenance Report** (Sagraves)
 - NSTR
7. **Lake Patrol Report** (Simpson)
 - Matt S. was able to get two additional buoys for the lake.
 - Lake water level indicator options were discussed. Matt S. is still waiting info from ODNR.
 - New boat stickers will be red.
8. **Community Building Report** (Sagraves)
 - Need new furnace.
9. **Beach** (Truman)
 - Water slides – Angie has been looking at new slides for the beach. Slides are very expensive and not currently in budget.
 - 3 or 4 cross members on beach dock needs repaired along with some boards. Ladder also needs repair. Garrett S. took action to get estimate from DJK for the work.
10. **Permits** (Hollenbaugh/Tebbing) - NSTR
11. **Property Reports** (Dichito) – NSTR.
12. **Old Business & Status Reports**
 - Smith House Quotes (Ragland) – Karen is working on getting quotes for tearing down the two external structures (garage and lean two). Also working on neighborhood watch with GCSO. Garrett moving forward with boarding up the house to secure.
 - Boat ramp parking lot – Matt S. reported need to lock the parking lot up, especially when there is ice on the lake. Garrett S. took action to procure a lock.
 - Pick-up truck will be advertised in Shawnee Lake talks to sell
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13. New Business

- Docks – get estimates in prep for annual meeting. Per Jim D., the N. Lakeshore dock is in the worst shape of all existing docks. Garrett S. will solicit bids for repair/replacement.
- Increase in HOA dues: Board discussed options for raising HOA fees to meet growing expenses. Board will investigate integrating the two existing HOA fees into one, and possible slightly increase the total fee to \$200 annually. Will possibly present it at the annual meeting and follow with vote for 2022 implementation.

14. Executive Session : N/A

15. Adjournment: Motion was made by Jim D. and seconded by Matt S. Meeting was adjourned at 9:32 pm

16.