

Shawnee Hills Property Owners Association, Inc

Board of Trustees Meeting – Aug 3, 2020 Meeting

1. Property Owners : 15 Minutes (All Trustees)

- a. No property members in attendance due to COVID-19 limitations of groups of 10 or less. Larry from lake patrol talked about concerns regarding lights off at Community Building and rotted board that needs replaced on the boat ramp dock.

2. Call to Order (Langford/Sagraves) 7:05 pm Karen Ragland, Jim Dichito, Garrett Segraves, Matt Simpson, Randy Tebbing, Dave Hollenbaugh, Jim Wirth, Angie Truman, Dave Langford, and Janet Barker Clerk present

3. Changes or additions to the agenda (All Trustees) Noise control added under Lake Patrol

4. Secretary Report (Tebbing)

- Discussion and approval of June 2020 meeting minutes (There was no meeting in July). Dave H. made motion to accept, Karen R. 2nd, motion carried

5. Treasurer Report (Hollenbaugh)

- Dave H. presented June and July financials, Income and expenses on track.
- CB rental income down due to the COVID-19 restrictions
- Randy T. made motion to approve, Matt S. seconded. Board so moved.

6. Maintenance Report (Langford)

- Ramp on new Alleghany dock was installed.
- Garrett spoke with DJK and the dead tree is being taken care between the Beach and neighbor to the left. **Garrett will contact K & C**
- Matt S. mentioned replacing sign at boat ramp. **Matt S. took action to discuss with Garden Club.** Matt will look at possibility for Rock monument vs. sign.

7. Lake Patrol Report (Simpson)

- Garrett S. brought up non-powered, single unit water craft ...the possibility of having guests joining and modifying the bylaws accordingly. Board will revisit with possible draft language for bylaw revision. **Garrett S. took action.**
- Matt S. reported on lake depth report. Matt reported that depth of lake has not changed that much since original testing in the 1980's. Matt S. will send a copy to the board plus post on website.
- Matt had to order more boat stickers mainly due to more kayaks. Approximately 700 stickers issued so far this year. Boat sticker sales up 10% this year.
- Discussion took place regarding homeowner concerns about loud music on the lake and boats with PA system. Board discussed possibility of setting time restriction, and **Jim W. took action to draft some bylaw language.**

8. Community Building Report (Sagraves)

- Garrett S. checked and we still fall under the no gatherings greater than 10 personnel due to COVID-19. Board agreed that no events at CB would

9. Beach (Truman)

- NSTR

10. Permits (Hollenbaugh/Tebbing)

- Randy T. Issued 9 permits, 2 garage , pool permits, 2 fence permits, and 1 house addition. Dave H. issued 2 shed permits, and a fence permit.
- Dave H. brought up a large barricade fence permit request. Board recommended limitations on project including for the barricade fence not to go beyond front of neighbor's house.
- Discussion on pre-made sheds large in size (greater than 14'x12'). Should they be considered garage or shed? Will be condition dependent based upon intend use/doors, etc.

11. Property Reports (Dichito)

- Jim D. prepared a list of top 14 eye sore properties.
- Randy T. and Dave H. took action to review Jim's list and provide feedback

12. Old Business & Status Reports

- Eye Sores See above under property reports
- Deed Covenants nothing to report
- Smith House nothing to report
- Water testing - Matt S. reported in contact with other lakes about testing.

13. New Business

- Waterslide \$1600 quote to fix slide. Board discussed different types of fixes, and agreed to table discussion until the next year. Before next season, board will review options to fix slide and dock area at the beach.
- David Langford is resigning from President role, and will remain a Trustee.
- Board discussion followed to assign new Board positions: David L. made motion to make Garrett President and Karen Vice President, Randy T. 2nd. The board so moved.
- Jim W. brought up need for additional cameras to cover Smith house. Options will be examined.

14. Executive Session

- Discussion took place regarding properties being purchased that are in violation of SHPOA Deed Covenants.
- Jim W. brought up possible Greene Co. sanitary meeting to discuss grinder system issues.
- Board decision was reached to sell the two SHPOA mowers and truck.

15. Adjournment – Meeting was adjourned at ~9:45 pm