

**Minutes of the  
Shawnee Hills Property Owners Association  
Board of Trustees  
Held On December 1, 2008**

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The meeting was called to order at 7:04 p.m. by Chris Sonneman. In addition to Sonneman the following trustees were present: Maxine Thomas, Matt Simpson, Jim Wirth, and Brandon Huddleson.

On motion by Larry Morris and second by Huddleson the November 2008 minutes were approved as recorded.

**Treasurers Report** - The income for November was \$2,945. and expenses were \$16,395.69 for a balance of \$89,406.89. We are over in expenses from last year due to a payment for the work on the dam. On motion by Huddleson and Second by Simpson the report was approved.

**Lake Patrol** – We need to repair or replace the Lake Patrol boat. We are looking for a 40 horse power motor possibly as well as looking into repairs. The boat is put away in the barn. Simpson is working on the blue light with a group of property owners they will report on this issue in February. There was also discussion about creation of a safety committee to focus on concerns about outsiders using our lake or dangerous behavior by our residents. Several people might have signs in or on their boats which they could use to identify that they were enforcing the lake patrol rules. All of the buoys lost in the storm have been recovered.

**Beach** – No report.

**Rental House** – Clingman got estimates as requested for repairing the bricks on the rental house. To fix the brick and do the tuck pointing will cost \$6200 based on one bid. There was discussion about what we might ultimately do about the rental house. Repair? Tear down??? We might do a survey of the community on this issue or perhaps form a committee to look into this again. Clingman also said there are holes in the exterior walls and continuing moisture problems. We will create a committee when the newly elected board is in place in March.

**Informational Sign** – No report. Clingman will replace the burned out light bulbs

**Building Permits** – One inspection for a deposit release

**Community Building** – The gutters still need to be cleaned. Clingman is trying to get estimates on damage to the fence and roof and repairs on the community building and the barn. He will bring all of the bids next month. It is difficult getting estimates on such small jobs. The men's restroom floors have been painted.

**Property Maintenance** - They will set a date when Larry Morris gets back to take trees off the dam. Brush has been chipped and removed. The North Lake Shore dock needs a seat repaired. Clingman has got 100 feet of fencing for the dam and he will put it up.

A property owner has asked to build a bench on the Yuma Trail dock. The property owner will present the plans for board approval before construction. The board approved this effort.

**Linden Greene** – Sullivan noted that the water was now at the correct level and the surrounding area has been leveled appropriately.

**Smoke Signals** – Jim Wirth indicated that the Smoke Signals is out. He also stated that they would do instant messaging alerts for residents who sign up for the alerts. He invited people who would like to get the updates to sign up. There was a request for Smoke Signals to move the date for publication so as to allow community members to have sufficient time to respond at the next monthly meeting. There was discussion about putting minutes and the financial information on the web site. After much discussion it was agreed to post these two documents on the web site monthly. We will also continue put the minutes in Smoke Signals.

**Requests** - Maxine Thomas presented four requests. On motion by Wirth and second by Thomas the requests were approved as follows:

1. That the 3 most recent annual returns of the SHPOA be put on the web site – We will note on the website that SHPOA tax returns are available to members on request.
2. Creation of a Finance Committee - Approved
3. Adoption of Conflicts of Interest Policy – Approved. We will have the proposed policy reviewed by insurance counsel.
4. That in-coming board members receive board books with information relevant to board service – Approved.

### **Club Reports**

**Community Club** - Christmas light judging is on December 22, 2008. Clingman is putting additional lights at the entrance.

**Garden Club** – They have purchased additional trees to be planted. Members again requested funds from the board. The board will address this in executive session and make a decision on the request.

**Bylaws** - Brandon Huddleson presented a third reading of a proposed bylaw revision on the erection of fences:

No Association drainage ditches shall be filled, tiled or covered by the board. No fences shall be erected, unless approved by the board. (Article VIII Section 8.)

Carol Walker spoke in opposition to the bylaw change without guidelines on how the board would enforce the bylaw. She requested that the board not approve this change

until they developed guidelines. On motion by Sonneman and second by Simpson the bylaw change was approved.

**New Business**

Sonneman asked audience members to consider running as for candidates for the board. He indicated we are always looking for candidates.

**Recall**

A property owner asked how the recall voting process would be handled. Sonneman described the process indicating counting would occur on December 16, 2008. Other property members asked if this process was different from normal process. The difference was explained. Maxine Thomas, Carol Walker and one other community member will join Joyce Swearingen as a counting committee.

The board went into executive session at 8:25 p.m.

At 8:40 the board came out of executive session and approved \$500 for the Garden Club.

Respectfully submitted,

Maxine S. Thomas