

**Shawnee Hills Property Owners Association, Inc.**  
**Board of Trustees Meeting**  
**April 12, 2015**

**Minutes**

The following trustees were present: N. Bottorff, J. Dichito, C. Erisman, K. Ragland, T. Ryan, M. Simpson, J. Wirth, along with J. Barker, clerk, and J. Kaman, attorney.

**A. Call to Order** (Ragland) – Board President K Ragland called the meeting to order at 2:05 pm.

**B. Changes or Additions to Agenda** (Ragland) – I. Old Business d. Trash burning letter

**C. Recognize Property Owners in Attendance** (Ragland) – K Ragland welcomed property owners in attendance.

**D. Secretary Report** (Bottorff)

a. Approval of March 2015 Minutes - T Ryan moved to approve minutes. J Dichito seconded. **Motion carried.**

**E. Treasurer Report** (Dichito)

a. March Financial Report – J Dichito made a report on the annual budget and the amount of money spent to date. K Ragland filed for audit.

b. Accounts in Collection – J Kaman made a report on the process of collecting past due fees.

c. Key Bank Loan Refinance Closing – K Ragland made a report on the refinance of the Key Bank Loan with Security National Bank and the amount of savings with the new loan.

**F. Property Owner's Time** (Ragland) – A property owner asked if the Board has considered paying the amount saved each month on the refinanced loan towards the principal. K Ragland the board will take the recommendation under advisement. A property owner asked the Board if they have considered raising the association fees. N Bottorff explained the processes needed for fees to be raised. A property owner asked J Kaman what dues other lake associations pay annually. J Kaman responded that it varies greatly. A property owner thanked the Board for including information on the Buckeye Lake Dam in Smoke Signals.

**G. Club Reports**

a. Garden Club – Margaret Johnston reported on the activities of the club.

b. Aerobics Club - reported on the activities of the club.

**H. Committees** (Ragland)

a. Community Committee (Bottorff) – N Bottorff made a report on the events planned for 2015.

**I. Old Business** (Ragland)

a Fish Structure (Ryan) – T Ryan made a report on the installation of structure.

b. Boat house on Navajo – K Ragland made a report on the sending of a letter in advisement of the deteriorating condition of a boat house.

c. Community Building damage letter – K Ragland made a report on the sending of a letter in advisement of a fine for repair.

d. Trash burning letter – K Ragland made a report on the sending of a letter in advisement of Deed Covenants regulation on the burning of trash.

**J. Beach (Ragland)**

a. Inspections – Ragland made a report on the upcoming inspection by Greene County Health Department.

b. Interviews – no report

**K. Community Building (Erisman)**

a. Past Rentals – no report

b. Future Rentals – C Erisman made a report on the Community Building Rental on April 25.

**L. Building Permits (Kelley)**

a. Issued Permits (Wetzell) – no report

**M. Property Maintenance (Dichito)**

a. Earthen Dam – J Dichito made a report on the condition and maintenance of the earthen dam.

b. Spillway – J Dichito and D Sellars made a report on the condition of the spillway.

c. Spillway Replacement Project – J Dichito made a report on the continuation of the project with the repair of ruts in the earthen dam and the installation of fencing.

d. Beach

1. Gatehouse – J Dichito made a report on the estimated cost of and the plan for replacement.

e. Community Building – no report

f. Community Docks – J Dichito made a report of the condition and plan to replace existing docks.

g. Smith House – J Dichito made a report on the condition and need for repair.

h. Breeding Ponds (Ryan) – T Ryan made a report on the care and use of the two ponds.

**N. Lake Patrol (Simpson)**

a. Boat Stickers – M Simpson made a report on scheduled sticker sale dates.

b. Safe Boating Class – M Simpson made report on the holding of a safe boating class by Ohio DNR Division of Watercraft.

c. Lake Patrol Staff – M Simpson made a report of the individuals on staff and on procedures put in place for patrolling.

**O. Smoke Signals/Website (Wirth)**

a. Ad Sales – J Wirth made a report on the sale of ads.

**P. New Business** (Ragland)

a. Library Summer Program – Librarian from the Jamestown Branch of Greene County Library made a report on community outreach programs to be held at the Community Building.

**Q. Adjournment** (Ragland) - Board President Karen Ragland adjourned the meeting 4:04 pm.