

Shawnee Hills Property Owners Association, Inc.
Board of Trustees Meeting
September 14, 2015
Minutes

The following trustees were present: N. Bottorff, C. Erisman, M. Kelley, K. Ragland, T. Ryan, and M. Simpson.

1. Call to Order (Ragland) Board President K Ragland called the meeting to order at 7:03.
2. Changes or Additions to Agenda (Ragland)
3. Recognize Property Owners in Attendance (Ragland) Overmyer, Goodrich, Wetzell, and Messina.
4. Secretary Report (Bottorff)
 - a. Approval of July minutes – T Ryan moved to approve July 2015 minutes. M Kelley seconded. **Motion carried.**
 - b. Approval of August minutes – T Ryan moved to approve August 2015 minutes. M Kelley seconded. **Motion carried.**
5. Treasurer Report (Dichito)
 - a. August Financial Report – K Ragland made a report and filed for audit.
 - b. Accounts in Collection – total (Janet) – no report
 - c. Collected from past due accounts to date for 2015 – no report
 - d. Accounts put into next level (sheriff sale, payment plans, etc) – no report
 - a. Letter sent to Payton – no report
 - b. Notified of Webster's fire – M Kelley, M Simpson, and C Erisman made reports.
6. Property Owner's Time (Ragland) Mr. Overmyer addressed the board in response to violations and fines assessed. Mr. Messina addressed the board to request a decision on whether a dock can be built on lot 1070.
7. Committees (Ragland)
 - a. Community Committee (Bottorff) – N Bottorff made a report.
 - b. Signage Committee (Simpson) – M Simpson made a report.
 - c. By-law Committee (Bottorff)
 - a. N Bottorff moved to amend the following By-Laws:
ARTICLE I
1.1: Shawnee Hills Property Owners Association members:
A. The Shawnee Hills Property Owners Association, Inc. shall have only one class of members and shall consist of those persons who own a lot or lots in the Shawnee Hills Subdivision, a subdivision of Greene County, Ohio, recorded in the official records of the office of the Recorder of Greene County, Ohio.
B. These property owners must be current on all annual property charges and Association dues.
1.2: Election of Trustees:
The Trustees shall be elected by Association members in good standing who have paid all charges on all properties owned by the Shawnee Hills Lake Subdivision.
1.3: Voting Rights:
A. Each member will be entitled to one (1) vote regardless of the number of lots owned.
1. Where title to a lot or lots is held by more than one (1) person, whether jointly or a joint tenant with right of survivorship, only one member shall be entitled to vote. The ballot shall be sent to the property owner with the name beginning with the letter nearest the beginning of the alphabet.
B. Only property owners who have fulfilled the following criteria will be permitted to vote for Trustees or other matters brought before the members:
1. They shall be a property owner in good standing, which means all annual property charges and Association dues are current on all properties at Lake Shawnee and have not currently had their membership revoked or suspended for any reason.

The proposed amendments to the By-Laws were read to serve as the first step in the amendment process. The proposed amendments are as follows:

Article 1. Membership Section 1.1: Shawnee Hills Property Owners Association Membership:

A. Class of Members

Member – A member is an individual or entity whose name appears on the deed recorded in the official records of the office of the Recorder of Greene County, Ohio. The owner of more than one property and property in which the deed lists the names of more than one individual or entity shall be considered as a single member for the purpose of notice, voting, and associate member determination. A member shall be entitled to all privileges of membership, subject however to all rules and regulations governing members.

Associate Member – An associate member is the spouse, children, and others who reside with a member at Shawnee Hills but whose name does not appear on the deed. Associate Members shall have no vote or right to notice of meetings. Associate members shall be entitled to all privileges of membership, subject, however, to all rules and regulations governing members.

Resident Member – A resident member is an individual whose name appears on a rental/lease contract or other conveyance, the spouse and children, and others who reside at Shawnee Hills with an individual whose name appears on a rental/lease contract or other conveyance.

Resident Members shall have no vote or right to notice of meetings. Resident Members shall be entitled to all privileges of membership, subject, however, to all rules and regulations governing members.

Nonresident Member – A nonresident member is the parents, children, children's spouse, and grandchildren of a member, associate member, or resident member who do not reside at Shawnee Hills. A nonresident member shall have no vote or right to notice of meetings. A nonresident member shall be entitled to all privileges of membership, subject, however, to all rules and regulations governing members.

B. Change of Resident Status

Association membership shall cease automatically upon the change in the status-giving rise to any such membership. At such time that any associate member, resident member, or nonresident member purchases property or assumes a property by rental/ lease or other conveyance at Shawnee Hills, the individual shall obtain membership in their own name based upon the status-giving rise to membership criteria.

1.2 Proof of Status-Giving Eligibility

All individuals are required to provide proof of residency in the form of a rental/contract or other conveyance, State of Ohio issued driver license, State of Ohio issued identification, Greene County water billing statement, energy provider billing statement, or trash removal billing statement.

1.3 Eligibility of Facilities Use

A. All classes of members shall have the privilege of use of Association facilities provided all annual property charges, association dues, assessments, and fines levied are paid in full on all properties at Shawnee Hills and membership has not currently been revoked or suspended by by-law or deed covenant violations.

B. All other individuals are to be considered guests and must be in the company of a member at all times. Individuals who meet the criteria of membership but have unpaid annual property charges, association dues, assessments, and fines levied or privileges have been suspended or revoked by by-law or deed covenant violations may not be the guest of any member, associate member, resident member, or nonresident member.

1.3: Voting Rights

A. Each member will be entitled to one (1) vote regardless of the number of lots owned.

1. Where title to a lot or lots is held by more than one (1) person, whether jointly or a joint tenant with right of survivorship, only one member shall be entitled to vote. The ballot shall be sent to the property owner with the name beginning with the letter nearest the beginning of the alphabet.

B. Only property owners who have fulfilled the following criteria will be permitted to vote for Trustees or other matters brought before the members:

1. They shall be a property owner in good standing, which means all annual property charges, association dues, assessments, and fines levied are paid in full on all properties at Shawnee Hills and membership has not currently been revoked or suspended by by-law or deed covenant violations.

M Kelley seconded. **Motion carried.** Vote 5 Yes 1 No

- b. By-Law rewording – N Bottorff made a report.
- c. Note rules for fishermen and property owners – N Bottorff made a report.
- d. Asset Exploration Committee – M Kelley made a report.

8. Old Business (Ragland)

- a. damage to Community Building - N Bottorff made a report.
- b. Fundraising Status for a new gatehouse – N Bottorff made a report.
- c. Planter damage – K Ragland made a report.
- d. Messina property – deferred to Executive Session.

9. Beach (Ragland) – K Ragland made a report.

- a. Beach Building – N Bottorff made a report.

10. Community Building (Erisman)

- a. Past Rentals – C Erisman made a report.
- b. Future Rentals – C Erisman made a report.

11. L. Building Permits (Kelley)

- a. Issued Permits (Wetzel) – B Wetzel made a report.
- b. Privacy fence issue – K Ragland made a report.

12. M. Property Maintenance (Ryan)

- a. Earthen Dam – T Ryan made a report.
- b. Spillway – T Ryan made a report.
- c. Spillway Replacement Project – T Ryan made a report.
- d. Beach – N Bottorff made a report.
- e. Community Building – C Erisman made a report.
- f. Community Docks – T Ryan made a report.
- g. Smith House – T Ryan made a report.

13. Breeding Ponds (Ryan) – T Ryan made a report.

14. Lake Patrol (Simpson)

- a. Boat Stickers – M Simpson made a report.
- b. Sherriff Deputies riding with Lake Patrol – M Simpson made a report.
- c. Citations issued – M Simpson made a report.
- d. Patrol Boat – M Simpson made a report.

15. Smoke Signals/Website (Wirth)

- a. Ad Sales – no report

16. New Business (Ragland)

- a. Fire Hydrants – C Erisman made a report.
- b. Kaman and Cusimano Meetings – K Ragland made a report.

17. Adjournment (Ragland) Board President Karen Ragland adjourned the meeting at 9:20 pm.

Respectfully Submitted,
Nick Bottorff, Secretary