

MEETING MINUTES

SCENIC OAKS PROPERTY OWNERS ASSOCIATION

DATE: Monday, September 14th

TIME: 7:00pm

IN ATTENDANCE – BOARD MEMBERS

Julie Hoke
David Schafer
Eddie Upham
Lauren Stackhouse
Curtis Marsh
Kennedy Wilson
Lisa Gillaspia
Kristen Grotheus

IN ATTENDANCE – GUESTS

Leonard Tumolo	Chris & Amanda Claiborne
Joe Lucas	Jamie Johnson

Meeting called to order 7:03pm

1) **August meeting minutes** approved

2) **Reports**

- **Restrictions:** No representative present
- **Roads & Bar Ditches:**
 - Currently no committee members. Joe Lucas & Kennedy Wilson volunteered.
- **Treasurer:**
 - For homeowners in arrears > \$1k, we have seen success with about 1/3 having made a payment or set up a payment plan. Will meet with Julie this week for a decision on the remainder. Total past due is \$71k.
 - Dave will order more envelopes – needed for November mail outs
 - Guards – Dennis resigned & new guard started today. Need to consider staffing challenges as we renew contract.
- **Oak Wilt Committee:**

- Oak Wilt presentation on 9/10 had limited attendance – discussed spread of oak wilt & demonstrated equipment
- Working to have oak wilt information added to packet for new residents and those within/nearby oak wilt zone
- Fair Oaks resident inquired about our treatment equipment. Will not allow them to use it but will work together.
- Preparing information for submittal to Noel for Q4 newsletter
- Restrictions Committee sent letter to resident who trimmed without permit
- Discussed liability / hold harmless waivers for loaning equipment
- Further discussions were held regarding the requirement of arborist on staff

3) Unfinished Business

- Community Events: Volunteers have expressed interest
- Beautification Day: Lisa will work with Noel to select date(s)
- Website: Ben Jacobs has been working on email distributions
- Bookkeeping Position: Waiting on startup cost for gate to be finalized to make decision on whether saving on this expense (approx. \$1k/month) can help offset the gate cost.
- Gate Repair: Complete

4) New Business

- David will be retiring soon so he will be getting a quote from Reem for entry station A/C replacement using friends & family price before EOY. Will bring to next meeting.
- Leonard offered to remove the leaning palm tree outside clubhouse
- Question about drainage with upcoming weather patterns – need to look at bar ditches on Mesa Oak & Oak Nest amongst others

Adjournment of Regular Board Meeting 7:51pm

5) Executive Session

- Update on lawsuit deposition schedule
- Discussion was held regarding revising the deed restrictions
- Dave volunteered to serve as the liaison with entry guards
- Lisa volunteered to handle supplies for entry station / clubhouse
- Reviewed Allied Universal proposed wage rates related to our community's expectations

Adjournment of Executive Session 8:22pm