

**SHADYBROOK P.O.A. Monthly Board Meeting**  
**Tuesday, April 30, 2019**  
**6:00 PM, Clubhouse**

Nell Mayo, Secretary, called the monthly meeting to order. She recognized a quorum of the Board present. Jaymis Werner, Chris Fortune, Nell Mayo, Judith Smith and Rick Walker. David Smith was absent due to family emergency. Noreen Nartia was not present without notification.

Opening prayer was voiced by James Barnes.

Nell Mayo presented the March, 2019 meeting minutes for approval as printed. Rick Walker voiced his motion to accept and Judith Smith voiced her second. Motion carried.

**Judith Smith** presented the March, 2019 Income and Expense report and April, 2019 Balance Sheet. Chris Fortune made motion to accept this report, Jaymis Werner voiced his second. Motion carried.

**Office/Secretary Report – Nell Mayo** - The packet for the Annual mail-out will begin to be printed beginning Thursday. Monday of the following week we should begin to mail the notices. The Auditor has been given the financials for their annual review. There have been 6 transfers of property this month.

**Security Report – Rick Walker in the absence of David Smith** – This report was from March 1 – April 30, 2019 **West Side** – 2 CPS/Agency Assist, 3 Animal complaints, 4 Follow ups, 2 information called, 6 Suspicious Circumstances, 4 Thefts, 3 Welfare Check. **East Side** – 8 Extra Patrols, 6 Follow up, 2 Shots Fired, 3 Arrest and 1 wreck. Judith reported an update on the 4 Thefts. The young men have been caught and most items have been recovered.

**Roads, Maintenance and Parks and Common – Chris Fortune** – Repairs on Shadybrook and other roads needing holes repaired. Redo the barricades on the bridge after the latest heavy rains. In Maintenance the men have been mowing. The pools will be opening shortly and we will be working to get them ready.

**ACC Report – Jaymis Werner** – There is one foreclosure that will be finalized the first week in May. A couple of violation letters have been mailed.

Nell Mayo asked for a motion to accept these reports. Judith Smith stated her motion to accept these reports with Chris Fortune voicing his second. With vote motion carried.

## **NEW BUSINESS:**

**1) Reduction in Fees for 6.174** – (The history of this property is on file) Ms. Morrison purchased this property in Feb. 2018 from Lydia Miller. Past dues were against the property in the amount \$1,644.96. Ms. Morrison failed to research the property and failed to register its purchase to the office. She is now asking for a reduction or dismissal of these charges. After discussion, Judith Smith made a motion that a payment plan could be set up with Ms. Morrison on the money owed before she bought the property. We could waive the late fees, but the two years of charges since she bought the property needs to be paid along with the transfer fee up front. Rick Walker voiced his second. Ms. Morrison wants to live in an RV on the property until her living quarters could be delivered. She has been apprised of the rules about living in an RV. The ACC would have to approve the RV before it was moved onto the property. The ACC will keep a close watch on the situation to make sure all restrictions are followed. Nell asked for the motion to be voted on. Motion passed 100%.

**2) Mark Thomas – Loose Dogs and Smoking at Pool** – He presented the number of complaints about dogs running loose around his and his family's homes. Going back as far as October, 2016 – 3 dog bites reported. Every year since then this subject has come to the attention of the board. Nothing has improved. Cherokee County does not have a leash law so it is very hard to have legal rights to control the dogs. After much discussion from the homeowners, several suggestions were made from trying to get the issue on the next election ballot to fining the owners. The ACC will report back next month on what suggestions and procedures they will be taking on this subject.

**Smoking at the swimming pool** – Mark shared his observation on smoking inside the pool fence. Chris Fortune will be looking at this problem and meet with the pool monitors to discuss and review the rules of the pools. Mark asked why could we not have the Security person come to the Board meetings to give the Security report. Mark was thanked for his presentation.

**3) Approve Annual Meeting Mail-out – Nell Mayo** - She shared a sample of the mail-out and asked the Board to approve it. The packet will need to be mailed by the 10<sup>th</sup> of May. (enclosed with the monthly packet). After some discussion, the Board approved the packet.

With no other business to come before the Board Judith Smith moved to close the meeting, Chris Fortune voiced the second. Motion carried.

