

## SHADYBROOK P.O.A. MONTHLY BOARD MEETING

Tuesday, May 26, 2020 – 6:00 PM, Clubhouse

President David Smith called the monthly meeting to order. He recognized the quorum of the Board. Present were Rick Walker, Judith Smith, Nell Mayo, David Smith, Jaymis Werner, Chris Fortune and Joseph Jacks.

Rick Walker was asked to open with prayer.

Nell Mayo presented the May, 2020 minutes for approval. Rick Walker voiced the motion and Joseph Jacks gave his second.

Judith Smith presented the April 2020 Income and Expenses and May 2020 Balance Sheet.

### COMMITTEE REPORTS:

**Office/Secretary Report – Nell Mayo** – The yearly mail out for the Annual Meeting was completed by May 14. We have been processing numerous complaints on Dumpsters being moved and roads. Six deed transfers were done in May. Nell Mayo, Joseph Jacks and George Martin met to discuss Shady brook’s Website. The office was open Saturday and Sunday (Memorial Day weekend) for 2 hours, collecting \$600.00 in dues and sold 2 remotes.

**Security Report – Rick Walker** – This report is from April thru May 26, 2020. Due to the Covid-19, the Cherokee County Sheriff’s Dept. has experienced an abnormal amount of employee “Personal Time Off”. Therefore, the person responsible for providing the county patrol report has been overwhelmed, and not able to get that report for May. Alan Langston did report that it has been a relatively quiet month, even in Lakewood. He further stated that Memorial Day weekend was pretty calm at the boat dock area, and felt like the additional signage and patrol helped. Volunteers monitored the Boat dock over the weekend to make sure that people were homeowners in good standing. A “Squatter” who was illegally in a home was filed on for removal. He should be out of the house by today. A speeder on Chelsea who damaged the road has been given the opportunity to pay for his damages.

**Roads Report – Joseph Jacks** - Been busy patching pot holes. The right of way trimming was completed. Road work completed around the bridges. David asked if the work had been inspected when completed. Joseph stated he walked through the projects at completion and if anything needed attention, it was taken care of. David would like to be included in the inspections in the future. He (David) gave a presentation on what he felt was wrong with the first bridge and the dips.

**Parks, Commons and Maintenance Report – Chris Fortune** - The Pools will not open at this time. With the Executive Mandate from the Governor, it was felt it best to hold off opening them. The West side pool has not been repaired. This will also have to be done. In maintenance we are picking up trash, policing dumpsters, mowing and filling pot holes. He mentioned several ways to help the illegal dumping at the dumpsters (1) hiring someone on

weekends to monitor the dumpsters or (2) Putting a fence across the front of dumpsters and shop and it being opened certain days and times.

**ACC Report – Jaymis Werner** - Four site build home permits have been approved. Three new Liens have been filed. There are three properties at the Lawyer for foreclosure (Kennedy, Pritchett and Callaway). There were six violation letters sent. A lot of complaints have been received about pot holes in Unit 6.

#### **NEW BUSINESS:**

**Joseph Jacks – Road bid.** He presented and discussed proposals for roads. He proposed that the maintenance men designate Thursday mornings to just patching pot holes. We can also use volunteers to help on these days. Joseph suggested a Log for the Roads be maintained at the office, so we know where and what the men were doing. **Joseph made motion that ½ day a week be dedicated to patching pot holes. Seconded by Nell Mayo. With vote, motion carried.**

Joseph introduced Daniel Stokes, owner of Cardinal Pavement Services. A proposal was presented by his company and he was present to answer any questions that the Board may have. (Proposal enclosed). Jaymis Werner asked when roads in Unit 6 would be getting attention. Nell asked if Jaymis and Joseph could get together and visit Unit 6 to look at the roads to see if repairs are warranted. Both east and west side roads need to be repaired. Joseph's idea was to do the highest traffic areas first. David did not want to vote on Chelsea Lane repair because he has 13 houses on the street and did not want people accusing him of using Shadybrook for his own use. **(Rick Walker liked the oil dirt in some areas that are straight and low traffic. Judith was for asphalt for most roads especially the heavy traffic. All other roads she liked the oil sand. Nell liked a mixture, depending on the lay of the roads. Use oil sand on straight roads and asphalt on curves. Jaymis liked the oil sand and asphalt on curves. Chris liked the oil sand because we can deal with it.)**

**Joseph Jacks made the motion to repair 85,000 sf using oil sand (streets to be determined) at the cost of \$65,000. Jaymis Werner voiced his second. Motion carried. This would be for oil sand. The final approval will be with unanimous consent.**

**Pattie Hallman – reduction of fees.** The written request is enclosed. They roughly owe \$800.00 in back taxes. They owe a total \$2300.96 to Shadybrook. The Board felt that until the Hallman's have the property in their name and can show that all taxes are up to date, the Board could not consider the request at this time. The Hallman's will receive a letter to this affect.

#### **Unfinished Business:**

- 1. Sealed Bid Unit 6 Lot 459** – Judith Smith has not researched the pricing for lots owned by Shadybrook. She would also like to update and change the policy on how we accept bids. (Credit checks, references, background checks at a last resort.) She asked for the Sealed bids to be tabled for the second time. Judith made motion that she would make

up a proposal on an application, current pricing, and how the Board will put it all together. This will be in a PAP. Chris Fortune voiced his second. With vote, motion carried.

2. **Sealed Bid Unit 6 Lot 483** – Judith Smith Tabled this item again.
3. **Dumpsters – Joseph Jacks** - Rick thought the Board at the last meeting voted to move the dumpsters from Unit 6 permanent. Therefore, it was not stated in the April minutes. In a new motion, **Judith Smith moved that we would keep the dumpsters where they are at – at the Maintenance shop. Second by Rick Walker.** With vote – Nell Mayo voted no unless there was a time limit in place. The other five members voted in favor.
4. **Site Built Home fees** – Judith Smith Update the PAP 3201. Judith tabled this item again.

Nell Mayo brought to the attention of the Board about Guest Passes given to homeowners who have not paid their dues, which is against the Restrictions. David asked that this item be put on the Closed Meeting in July, (PAP 5030 and 4105)

Chris Fortune made a motion to close the meeting, Joseph Jacks voiced the second. Motion carried.