



## Board of Directors Meeting Minutes

December 1, 2020 at 6:30 PM

Venue: Zoom

### Directors:

- Chet Carbaugh [chet.carbaugh@charter.net](mailto:chet.carbaugh@charter.net)
- Roxana Ceausu [roxy\\_jc@yahoo.com](mailto:roxy_jc@yahoo.com) absent
- Jessica Clark [jessicamclark33@gmail.com](mailto:jessicamclark33@gmail.com)
- Paul Hester [pdhester@gmail.com](mailto:pdhester@gmail.com)
- Tim Phillips [tgphillips@icloud.com](mailto:tgphillips@icloud.com)
- Shane Pohlmann [dying2ski@yahoo.com](mailto:dying2ski@yahoo.com)
- David Smith [davidsmith3@outlook.com](mailto:davidsmith3@outlook.com)

- 1) Call to order and declaration of quorum of directors<sup>1</sup> 6:37 pm Shane
- 2) Presentation & Approval of minutes from prior meeting Shane
  - a) November 10<sup>th</sup>, 2020
- 3) Open issues
  - a) Cameras and monthly Wi-Fi costs
    - i. This issue was discussed during the November BOD meeting and resolved to include the \$40/mo. estimate in the 2021 budget. New business
- 4) New Business
  - a) Financial Report, Budget, Dues & Invoices  
Financial results of 2020 operations and estimated 2021 income and expenses were discussed. Board voted that HOA Membership Dues should not increase in 2021.
  - b) Planning Committee
    - i. SHA Planning Committee Reporting
  - c) Annual Member's Meeting Agenda Items
    - i. Playground – raising funds for a playground via a Special Assessment in 2022. The SHA BOD has received several recommendations over the past few years for a playground to be constructed within the SHA recreational area. So, the recommended item was approved by the BOD to be on the agenda for discussion at the annual meeting and vote to determine the level of interest among the SHA members. If a majority of the SHA members support the concept by an affirmative vote at the January 9, 2021 Annual Members Meeting, during 2021 the BOD will do the necessary research of such a project and its related costs for presentation of design plans, related costs at the 2022 SHA Annual Meeting. The issue would then be put to a vote of the SHA Members to approve or disapprove the project and the related 'Special Homeowner Fee' assessment; any such special Homeowner Fees shall have the assent of at least two-thirds (2/3) of the members voting in person or by proxy.

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<sup>1</sup> 2017 Bylaws, Article VI, Section 3. Quorum "A majority of the directors shall constitute a quorum..."

- ii. Lifeguards/partial lifeguards/no lifeguards & swim at your own risk – ballot item: Lifeguards full-time, lifeguards and Swim at Your Own Risk times without lifeguards. Members either vote yes or no; yes voters then specify whether lifeguards during all open pool hours or just some of the open pool hours, with some pool hours without lifeguards, i.e. swim at your own risk. Board voted to approve this item to be an agenda item.
  - iii. Speed bumps on butternut circle – driving way too fast to and from the pool. Town of Farragut will not let us do this. There is a specific posting 10/19/2020 on Town of Farragut website. [Town of Farragut Traffic Calming Policy](#)
  - iv. Yard maintenance – continue to mention in the newsletter.
  - v. Pickleball stripes on the tennis courts – add striping to each court for pickleball– yes or no. Board voted to approve the agenda item.
  - vi. Order of items at the meeting: Directors, 2020 financial results of operation, 2021 Budget, Pickleball, Playground, Lifeguards
- d) Proxy mailing assignments
- i. Michelle Bell is running for a board position
  - ii. Chet will email last year’s packet for the annual meeting
  - iii. Notices must be mailed no later than 10 days before and no earlier than 30 days before. Sometime between Dec 9 and Dec 31. Tentative Zoom meeting Tuesday December 8<sup>th</sup> @ 5:30 pm to finalize everything, Chet will print, and have a meeting to put packets together, stuff envelopes, etc., on Wednesday Dec 16<sup>th</sup> @ 4pm at pavilion.
- 5) Next SHA BOD Meetings (date, time & location) at 6:30 January 5<sup>th</sup> online via Zoom, due to COVID-19
- 6) Adjournment      9:09 pm      Shane