

**HOA Meeting Minutes**  
**Schieveling Plantation Homeowner's Association, Inc.**  
**7 p. m. Thursday February 21, 2013**

**Attendees:**

**Board Members: Joey Jutzeler (President), Hunter Clendaniel (Vice President), Jim Hughes (Treasurer), and Suzanne Williams (Secretary)**

**19 residents (not including the Board members) attended**

**Welcome:**

Joey Jutzeler, HOA President: Welcomed residents.

He announced that Bruce Bishop resigned as President. He, Joey Jutzeler, per the bylaws as Vice President took over as President and former Vice President from years 2011-2012, Hunter Clendaniel, was asked by the board to fill the vacancy of Vice President, and will serve until new Board is elected in May.

**Minutes:**

The minutes from the last meeting, November 15, 2012 were read by Suzanne Williams, HOA Secretary.

Additions to the last minutes: None. Motion to accept by Linda Spates, second motion by Billy Hughes.

Minutes Approved.

**Treasurer Report:**

Jim Hughes, HOA Treasurer: Explained plans to trim trees.

13 residents have not paid dues. This is a usual amount for this time of year.

**Clubhouse Committee:**

Linda Spates: There was one rental in mid-January.

Ladies Night will be March 7.

**Welcoming Committee:**

Linda Spates: We have two new neighbors and she will drop packets off to them.

Four or five new neighbors have not responded or have not been at home when trying to contact them.

There are nine packets for future use.

Welcome back to the Nash Family!

**Social Committee:**

Denise Bishop: Still looking for a host to be in charge of the Men's Nights at the clubhouse.

**Maintenance and Grounds Committee:**

Joey Jutzeler, President: Carolyn Hughes reported to him that she spoke to Frank Dabney, Landscape Company, about cleaning out retention ponds and tree trimming.

Wayne Spates: The Board reviewed several quotes that Wayne had received to repair damage and install prevention methods against unwanted pest entry – raccoons, opossums, squirrels, etc. Staining of the deck will be done 10:00 AM Sunday if anyone would like to help him.

Roof repair is holding good.

He is concerned about an uneven section of sidewalk near the main pool entry that it could be a tripping hazard. Will get it repaired.

Jim Hughes praised Wayne for all of his hard work and thanked him.

**Pool Committee:**

Joey Jutzeler, President: Kevin Wren not present tonight.

**ARB Committee:**

Billy Hughes: Chuck Tremann is out of town. The new house being built on Blockade Runner Court is progressing well.

**Compliance Committee:**

Joey Jutzeler, President: He and Jim Hughes have been doing a daily sweep of the neighborhood and addressing problems.

One of the biggest current issues of compliance is the Blue Recycling cans being visible from the street. They should be kept in the garage but, if not, they shall not be visible from the street or adjacent property.

Ideas the Board has had to streamline and simplify compliance are: The yearly clean slate clause could change to 90 days or 6 months. The number of steps in the compliance process could be comprised of three main steps in place of the current 4 step plan. We may also consider using carbon copies of infraction notices, and to hand deliver when possible along with the usual mailing particularly when resident is a renter.

Jim Hughes stated that we have a great looking community with few compliance issues.

**Nominating Committee:**

Joey Jutzeler, President: We need a nominating committee to select people to run for new Board, to be presented at the May HOA meeting for election.

Glen Zimmerman asked for the floor to present a few issues to discuss: In his opinion, procedure has changed in selecting nominating committee. Per Glen, the Fourth Amendment of by-laws – Read from the bylaws prior to an election, a nominating committee of three members has the “sole” duty to nominate a candidate for each office to be filled. \* (Secretary’s Note – “sole” is not found in Amendment 4, Article X Section 2 - attached.)\* Per Glen, the nominating Committee for the ARB Committee would have to be a separate from the nominating committee for the HOA Board selection. Glen also raised the point that since the ARB Standards & Guidelines do not set a term limitation for the ARB to serve once voted in, and in his opinion from reading the documents, the committee should serve until they wish to step down. \*(Secretary’s Note – The exact wording can be found in the ARB Standards and Guidelines 1.3 on page 4 of 18 – attached).\*

Joey Jutzeler, President, stated that ARB Guidelines call for an election as outlined in the covenants of the association, so the board referred to the only reference point on elections, which was primarily related to the HOA Board elections. The intent of the board was to complete the process of transition to a vote which began last year when the current ARB was voted in under the premise that a system would be put into place. Joey posed the question to Glen that per his understanding of the Guidelines and Bylaws that the HOA Board did have the right to create a mechanism for elections and terms for the ARB under its sole discretion. Glen stated that per his understanding it could be done by the board alone, but he felt it should include proper notification to the neighborhood because that would be the right thing to do. Hunter Clendaniel, Vice President stated that he felt that if we were going to follow the bylaws and governing documents to

the very letter, then we should be consistent in doing so as many things are not followed including compliance issues such as “Yard Signs” and lot owners having more than 2 Pets in their homes. Billy Hughes asked if the HOA Board was not pleased with the ARB in any way. Joey responded that he didn’t really know why that had anything to do with the discussion, however to his knowledge; no members of the Board have any issue with the ARB or any of its members. At this point, Joey posed to the board members that to move on with the Nominating committee vote, the ARB would NOT be selected by the Nominating committee voted on at this meeting. The ARB issue would be tabled until the board had ample time to review what options are available in the bylaws. The board agreed to have the nominating committee voted on at this meeting select only HOA Board nominees.

After some more discussion about several members being irritated that 3 volunteers had been “presented” at the meeting as potential candidates for the nominating committee. The members wanted to be able to nominate from the floor only and felt that the board was trying to place the nominees. Members of the board responded that we never stated that we were not going to take nominees from the floor, but they’ve had issues in the past getting people to volunteer and most are reluctant once they do so the board decided to give the names of 3 people that had volunteered prior to the meeting. Jim Hughes, Treasurer, asked if we had anyone that wished to volunteer for the nominating committee.

John LaVerne nominated Spencer Nash, John LaVerne volunteered himself, and Kelly Widner nominated Bruce Bishop to serve on the Nominating Committee. Motion was made by Rick Criswell to close the selection, and John LaVerne second the motion. Attendees voted and passed to have these three men as the nominating committee.

Joey Jutzeler, President, stated that the Board discussed sending an email to invite people to run for Board Members.

Linda Spates asked if Kevin Wren is going to contact people that need pool fobs. Jim Hughes said he did not know but will inquire.

Spencer Nash announced how happy he and his family are to be back in the neighborhood.

Motion to adjourn by Linda Spates, Second by Billy Hughes and meeting adjourned.

**\* Section 2 from Article X of Amendment 4**

Section 2. Prior to an election, a nominating committee of three members of the Association shall be elected at the regular meeting immediately preceding the Annual meeting in May of each year. It shall be the duty of this committee to nominate a candidate, whose consent to serve has been obtained, for each office to be filled. Additional nominations shall be made from the floor, provided the consent of the nominee shall first have been obtained.

**\*1.3 from page 4 or 18 – ARB Standards and Guidelines**

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**1.3 Architectural Review Board Membership**

Membership on the Architectural Review Board will initially be by appointment of the Developer until Developer chooses to transfer its responsibilities to the Association. Thereafter the ARB membership shall consist of members elected by vote of lot owners as provided for in the Covenants of the Association.

**1.4 Purpose of Standards and Guidelines**

The primary purpose of the covenants and restrictions and the foremost consideration in

Suzanne Williams Schieveling HOA Secretary 2012-2013