

**Minutes of Special Board of Directors Meeting
Southern Oaks Subdivision HOA
September 2, 2025, 6 PM
120 Southern Oak Dr (Frankie Atkerson Home)**

Meeting was called to order at 6:00 pm by President, Jeff Cooper.

Present were:

Jeff Cooper, President
Dorene Simmons, Vice President
Lynne Waldrop, Secretary
Bob Brown, Treasurer
Frankie Atkerson, At-Large Board Member
Elaine West, At-Large Board Member
Derk Reichers, At-Large Board Member

A meeting of the HOA board was called to discuss 2 items: a home being listed as a short term rental on VRBO & Airbnb and the continuing fence issue between the homes at 44 and 48 Southern Oak Drive.

Short-term Rental Property

It has been brought to the HOA board's attention that the owners of 100 Southern Oak have listed the home on VRBO and Airbnb as a short term rental. The first renters were there last week and held a gathering on Saturday with 15-20 cars in the driveway and street for a good portion of the day. One neighbor had to ask an attendee to move their car as it was blocking their driveway. The VRBO listing clearly states "No events, parties, or large gatherings".

Jeff Cooper discussed some of the By-Laws and Restrictive Covenants that pertain to this issue including Restrictive Covenant 16 which states "No business, trade or commercial activity of any kind shall be carried on upon lot, nor shall any noxious or offensive activity be permitted on any lot, nor shall anything be done which may become or may be an annoyance or a nuisance to the neighborhood."

A motion was made by Elaine West to have the HOA Board President send a letter to the owners of 100 Southern Oak with the covenant that prohibits running a business out of your residence and to call if they have any questions. Seconded by Frankie Atkerson. Motion approved unanimously.

Fence

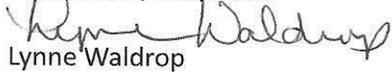
Jeff Cooper and Bob Brown updated the Board on the status of the dispute between the owners of 44 and 48 Southern Oak. Mr. Strange(48 Southern Oak) had sent an email to the board president demanding the board take action regarding the replaced fence. The owners of 48 Southern Oak (Swishhelm) did not submit a request for approval to the Board Architectural Review Committee prior to (or since) replacing a large section of their fence. Since then Mr. Strange has had a survey of the lot done to prove the fence encroaches on his property. The survey has been completed but as of this date the final paper survey has not come to him from the surveyor. Mr. Strange has also retained an attorney to represent him in the property line dispute.

The board all felt the property line dispute is not an issue for the HOA. What is the issue is that the homeowners did not submit a request for approval of the fence design which violates #13 of the Restrictive Covenants. The covenants state that "The design and placement of all privacy fences is subject to approval by Bock Construction, Inc. or its successors." The Swisshelms believe they did not have to submit a design for approval since the fence was a replacement.

The Board voted to have the HOA President send a letter to the Swisshelms requesting they provide the committee with the plans and name of the contractor of the fence constructed on their property within 30 days for review by the committee in accordance with the covenants. Motion by Dorene Simmons, second by Elaine West. Motion passed.

Meeting adjourned at 7:15 pm.

Respectfully Submitted


Lynne Waldrop