

Rockwell Farm HOA

Board Meeting Minutes

April 23, 2017

**Board members present: Dave Harry, Justin Brown, Rachel Chenot, Nick Vantrease,
Laurie Varma**

Homeowners present: Melissa Jasper & Vlastimil Kunc, Teresa and Allen Atwood, Tony Black

President's Update:

Dave welcomed homeowners and expressed gratitude for them coming. He encouraged them to serve on the Board.

The Board approved the January meeting minutes.

Dave said will work on typing up the bylaws, which are hard to read from the copy we put online several years ago. Laurie will think of options for getting it typed, perhaps by someone on Thumbtack.

Meadow Pointe dues nonpayment: Dave said he ran into the tenant, who claimed they'd mailed a check for overage; Nick said no check has come yet. Dave said he checked guidelines from 2013, which say if an owner owes over \$500, a lien can be placed. Dave directed that if we get a check by May 3rd and the amount still owed is over \$500, the HOA should place a lien. Medical bills can be overwhelming, but many years have gone unpaid or not completely paid. They have had a death in family. Nick agreed to monitor the P.O. Box for the check. Action item: Dave to contact Nick on May 3rd to ask if a check has been received.

12701 Heathland build proposal: Dave said it was an excellent proposal. Rachel said we appreciated having the chance to review it before the meeting. Dave said he votes to approve; all Board members voted to approve.

Dave explained the need to seek approval; most don't violate but consistency of material is important, and we wouldn't want to have to ask for anything to be undone.

Grounds Update:

Justin said he gave the go-ahead to the contractor to do the front entrance tree replacement, and also met with Town of Farragut to update/ensure we've done all we need to do before starting the project. The Town official didn't seem to remember history and don't want us to do anything until fall. The Town doesn't want laurels or shrubs; they want trees. Justin gave all Board members a copy of email All Pro received. Justin told Mike (All Pro) we'd discuss at this meeting and then we'd ask for a rebid. The email provided some plant options. Trees posing a fall risk can be handled immediately. Rachel said she would feel better if dead tree by pool house comes down. Rachel asked if All Pro can be put on email chain so he can advise us.

Justin hasn't heard any complaints on new contractor. All Pro reported that the easement between 505/511 Rockwell Farm Lane contains signs saying Do Not Mow. They are down now, but All Pro wants direction.

Action item: Select plants, go back to Town of Farragut with plan and timeframe. Rachel asked if we can get pros & cons of the options Town of Farragut gave. Dave asked for the discount to go into the next newsletter; will also add to the web site. Justin said he'll be freed up more in 2 weeks and can work on it more quickly.

Pool Update:

The scheduled pool repairs are getting done. Last pool resurface lasted 10 years; the average is 7 years. Quality Pools is monitoring the pool water level for signs of leaks. We also are getting new tile. Our payments are 20%-40%-40% of the total in three payments. Dave asked if we know they are brushing. Rachel said the company is trustworthy, we have seen their trucks, and they are responsible for their work. Rachel will ask to make sure they are brushing. Quality Pools is working with the chemicals; have to be sure the chemicals are right before opening. Rachel asked Nick to turn the phone back on when the pool opens; it's turned off in the winter months.

Rachel stated that we have the same cleaning lady for the pool house this year.

We got an email from Town of Farragut about complaints from Fort West residents regarding pool water discharge going into backyards. Board members talked over options for ensuring this doesn't happen when Quality discharges the pool water in the future. Town of Farragut gave us some options in the email.

Action item: Rachel will follow up with Town of Farragut on Monday.

Treasurer's Update:

Nick said Dave had covered the overdue dues for a homeowner on Meadow Pointe. He said he can place the lien regarding 645 Rockwell Farm (foreclosure) at the same time he places the Meadow Pointe lien. Dave said court costs and attorney fees can add up to \$500, so it is good to wait; it is his understanding that the O'Dells will be affected when they attempt to sell.

Nick reported that 90% of dues have been collected from 164 homes; we have an \$85,000 balance, but we have high expenses with pool and front entrance repairs.

Dues on the unbuilt lot on Morgan Path will be collected when a home is built.

Late fees (May 1st, June 1st, July 1st evaluate for lien); a few voluntarily paid.

Pool house appraisal went up \$5,000; Walt contested it successfully a few years. Tony said you can phone in a contest or go to the City/County Building. Nick said it might be that the whole market has gone up. Dave said the increase is pretty negligible, not worth the time.

Nick said we have used 18% on the budget at the 30% point in the year, so we are under budget.

Secretary Update:

Laurie stated that there are several homes with dirty siding, siding needing repair, and mailboxes needing repainted. She will deliver friendly letters requesting action.

Laurie led a discussion of a homeowner complaint about backyard recreational noise Pine Meadows. A homeowner's next-door neighbor has a batting cage that the family uses to practice batting. The family frequently has his sons' baseball team over for practice in the batting cage and along the greenway path. Laurie suggested that limits could be put on having the team over to practice, but she doesn't think the HOA can limit batting practice by the family in their backyard. (The backyard butts up against the greenway path and has no fence.)

The Board has received a request from a Rockwell Farm Lane homeowner to park two cars at the pool house from Tuesday to Thursday, April 25-27 while they have movers at their property. Laurie suggested giving the owner a dashboard sign with signature showing HOA approval. The Board approved this plan, and Laurie will handle needed actions.

Laurie has been welcoming new owners.

The next newsletter will be in mailboxes around the end of May.

Homeowner Forum:

The Atwoods spoke about their proposed driveway extension. The area holds water, and they have two teenage drivers. They need more parking space and a retaining wall to keep water out of their yard. The Atwoods have called Town of Farragut to check out requirements and paperwork. Their contractor will handle utilities with the Town. Board members approved the request. The Atwoods said they expect to start in 4-6 weeks.

Just asked Laurie to put a note in the newsletter requesting homeowners be patient when streetlights are out. He is finding that electricians won't come out for just one light; ours wants to batch repairs. Justin noted that the electrician said the special LED lights installed in 2015 are starting to go out now.

Next meeting is July 23rd at 7:00 p.m. at pool house.

Adjourned at 8:25 p.m.