

Rockwell Farm Homeowner's Association Board Meeting

July 14, 2013

Meeting Minutes

Board members present: Walt Hanson, Marion Loper, Cal Beasley, Jeremy O'Dell, Laurie Varma

Homeowners present: Julianna Shpik

The Board meeting was called to order at 7:05 p.m.

Walt requested comment on the April meeting minutes and motioned to approve them with corrections he presented to Laurie at the current meeting. Jeremy and Cal seconded. The April minutes will be corrected, filed, and sent to Dave Harry for uploading to the HOA web site.

****Meeting minutes sent for uploading on July 17, 2013.****

Jeremy provided the Treasurer's report. Fourteen homeowners have not paid as of this date, but there may be some payments in the PO Box, which was last checked on July 5. Jeremy presented a listing of unpaid dues. Walt, Marion, and Jeremy will visit the homeowners to request payment and communicate that the cost to the homeowner will be \$399 in dues, lawyer fees, and filing fees, plus late fees already accrued if a lien must be placed to collect dues.

Jeremy provided an accounting for what the HOA has in its checking account and Money Market account. He presented details on checks written from January 1, 2013, to present.

Jeremy has cross-checked all new homeowners to ensure they all paid initiation fees. Jeremy asked Cal about bills from Quality Pools and Marion about bills from Evenly Cut to ensure that these companies had not complained to the committees about nonpayment. He asked Cal and Marion to follow up with the companies to ensure his mailings were received. Walt asked Jeremy whether he'd checked on the property assessment value of the pool house, as received in writing in Spring 2013. Jeremy has contested the quote and hasn't heard back. He will call about it. Jeremy told Cal that he has the current pool permit and will give it to Cal to post in the pool house.

Marion provided the Grounds Committee update. The rain control device has been installed. All streetlights are currently working. One of the front entrance lights burned out and has been returned. The two lights removed at the Town of Farragut's direction are being stored as extras should we need them.

There are two dead pine trees by the retention pond near the pool house. Marion made a motion to have them taken out and replaced with one tree. The job will also include removing scrub at that area. The cost will be \$970.00. The project was approved by the board. It will be done in Fall 2013. Marion

noted that there is also one dying tree at the back of the retention pond, which he would like to leave alone at this time.

Marion discussed the need for communication with a Rockwell Farm Lane homeowner, who has complained that the brush on the common area adjacent to her home is not being maintained after being cut back at her request, approved in October 2012 and carried out in early Spring 2013. Marion has arranged for Evenly Cut to weed-whack the area every 2 weeks, and he feels that the arrangement will be acceptable once the Board communicates it clearly to the homeowner. He expects the area to be mowable in 2 years' time. Walt and Marion will work on crafting a letter to the homeowner.

****Email communication sent July 29, 2013.****

A Pine Meadows homeowner has petitioned the Board to take out a dying tree on her property. The Town of Farragut has concluded that it is on HOA-owned common area land. Marion doesn't think the tree was dead when the house was built; he thinks the roots may have been damaged when the fence was put up after the homeowner moved in. Walt stated that we need to establish that dead trees are homeowners' responsibility, not the HOA's. He will speak to the homeowner to inform them that the fence installation appears to have damaged the tree and that it is not the HOA's responsibility.

****Email communication sent July 29, 2013.****

Walt asked whether the dumping of brush in the third phase along Rockwell Farm has improved. Marion said it has, but it is still ongoing.

Marion stated that Evenly Cut needs a pool key to access the pool deck area. Laurie will deliver a key to Marion.

****The pool key was delivered to Marion on July 22, 2013.****

Cal gave the Pool Committee update. He noted that the high levels of rain we've had has made it difficult to maintain the chemicals in the pool this summer. He is working with Quality Pools on that, and there should be no extra expenses associated with the problem. The company comes twice a week. The health inspector who visited the pool house in June has not returned for a follow-up check. Pool tiles have been repaired. Walt asked for an update on installing security cameras. Cal reported that three have been added outside in the parking lot and one is in storage. He is looking at options for monitoring vehicles leaving the subdivision and for options that would allow for zooming in on license plates. He has considered mounting cameras on the lamp post in the median at the entrance. Cal stated that he would put together an estimate for the work that remains, and the Board can vote on whether to handle the work in 2013 or 2014.

The Board decided that an online, searchable neighborhood directory is worth developing. Homeowners will access it by password, and homeowners will have the opportunity to omit kids' names and ages. Laurie agreed to ask Dave Harry about developing the search engine for the Board. She will also ask Betty Kalister about reformatting the existing file into ABC order and scanning it for posting.

****Dave Harry, Betty Kalister, and Laurie Varma are working together to move this project forward. Dave has developed a sample new website interface, which has been reviewed by Laurie who provided comments to Dave in mid-August.****

Walt stated that he will revisit the issue of satellite dishes visible from the street. He will contact installers to discuss how our covenants mesh with their procedures; he also will contact those homeowners whose dishes have not been covered by landscaping. Homeowners were requested via the March/April 2013 newsletter and personal communication from Walt to rectify visible satellite dishes.

The Board discussed steps to be taken in the aftermath of American Homes 4 Rent's near-purchase in June of a Laurel Brooke Lane home. Walt stated that amending the covenants is expensive since it involves working with the HOA lawyer. He suggested the Board use the summer to investigate and discuss an amendment to the covenants that would define the term "entity" and strengthen the prohibition of sales of this nature. To deal with the sale, the Board communicated that a sale to a company that turns homes into permanent rental property represents a commercial venture, which goes against our covenants.

Laurie reported that a homeowner's query into whether it would be acceptable to install security cameras around his home has been handled. Walt had requested that Laurie check with the Sheriff's Office about possible issues. The Sheriff's Office did not want to comment. Laurie reported back to the homeowner that the Board's only suggestion on this issue was that the homeowner should inform adjacent neighbors and give them a chance to provide feedback before he installs the cameras.

Laurie reported that Copies N More has advised the Board that the best option for identifying vehicles is a reflective hang tag for the rearview mirror. Laurie will request a quote for a batch of 1000. This project will be up for a vote on the October ballot.

****Artist sketches and pricing was given to Laurie on August 21, 2013. Laurie will forward both to the Board for comment.****

The Board discussed the October election. Cal plans to step down, as he is expecting to move out of the area within a year. Laurie will check with Jeremy on his intentions. Cal suggested asking a neighbor in the third phase if he would like to stand for election. Laurie generally contacts specific homeowners who may be interested in running; this year, only a few people come to mind, but she will contact them.

****Jeremy indicated on July 22, 2013, that he doesn't intend to run for re-election. Laurie requested assistance from the other board members with brainstorming homeowners to approach for the ballot.****

Walt asked whether Board members are bonded and insured. Those present were unsure. Walt will check with Jeremy, who had left the meeting early.

****Covenant 5.8 addresses insurance and bonding. The covenant does not require it but provides a formula for coverage.****

Laurie requested permission to contact either the Laurel Brooke Lane homeowner or their listing agent to remind them that their grass needs to be maintained throughout the sale process. Walt directed Laurie to contact the agent.

****The agent was contacted on July 16. The grass was mowed. Laurie will continue contact if needed. ****

The Board decided not to hold a National Night Out event. The date has been changed from August to October. Laurie reported that the letter she received about National Night Out had information at nextdoor.com, which is an online source to help with neighborhood security. Laurie will look into it and report back to the Board about whether it looks useful.

****Laurie reviewed nextdoor.com and asked Dave Harry to review it and provide feedback on whether it looks like a useful tool or is redundant with what we already use (i.e., Gmail and Facebook). No comment received as of August 22. ****

The meeting was adjourned at 8:45 p.m.