

Rockwell Farm Homeowners Association

Board Meeting Minutes

July 15, 2012

Board members attending: Rich Pierre, Marion Loper, Jeremy O'Dell, Cal Beasley, Laurie Varma

Members attending: Marianne Wohn, Kathy Nagy

The meeting was called to order at 7:03 p.m.

Rich updated the board on the progress on the front entrance project. The original wall will be torn down and removed starting Monday, July 23rd. The job will take a maximum of a month. The Town of Farragut is overseeing the project.

Rich updated the board on the traffic calming project. The board is waiting to hear from the Town Engineer. We are on the waiting list. Cal raised the possibility of placing a "No Outlet" sign at the front entrance. Rich liked the idea; there were no objections from the board. Jeremy brought up the dip in the road by the intersection of the first turn onto Heathland Drive (from the entrance) and Rockwell Farm Lane.

Marion raised the issue of a leaning street light on Meadow Pointe; the post is leaning and is a safety issue. Marion has looked into pricing for breaking up the concrete platform and repouring to stabilize the street light. He has been quoted \$240. Jeremy stated that the platform might just need leveling and bolts tightened. He suggested using Evenly Cut. Calvin offered to look at the street light in question.

Jeremy gave the treasurer's report. The HOA has \$72,000 in the checking account. Two-thirds of the cost for the front entrance project has been paid. The sand filter tank/chlorinator replacement in early July cost \$3300. The books have been audited; a written report will be available soon, and a tax return will be prepared. Jeremy requested that the board provide a second signature for checks over \$1500. Jeremy said that overall the budget versus expenses looks on track for the year.

Jeremy updated the board on outstanding dues for 2012. Thirteen homeowners are delinquent. Jeremy will contact them to make arrangements for payment. Covenant letters will be sent out August 1st with 1-2 weeks to pay before liens are placed.

Cal provided an update on the pool. The sand filter tank and chlorinator were replaced in early July following a crack to the sand filter tank that flooded the machine room. He recommended that the outside wall from the machine room be reinsulated before winter. He said that, in an emergency, Quality Pools is best reached via email. The urinal in the mens room, which had been stopped up, has been handled.

Cal updated the board on his efforts to stem the vandalism and unusual occurrences in the pool house this summer. He has installed surveillance cameras to monitor the inside of the pool house and outside in the pool area. Rich requested that he install cameras facing the parking lot. Rich requested that Cal look at the motion sensor light in the pool house, which does not seem to be working. Although decals have been put on the windows, Rich requested larger signs to be posted informing pool users of the surveillance cameras. Kathy Nagy suggested that a similar sign be put at the front entrance, perhaps posted on the same pole as the "No Outlet" sign, in light of the incident with the pest control truck that lurked around the neighborhood one day in July. No action was taken on Mrs. Nagy's suggestion.

Kathy Nagy asked how frequently the pool service treated and cleaned the pool. She said the chlorine level seemed very high recently. Cal responded that the old chlorinator was too big for the system; the replacement, being smaller, should help the chlorine levels to stay more reasonable. Jeremy and Cal agreed that the pool budget would probably go in the red due to the chlorinator repair.

Marion provided a Grounds update. Mowing and other Evenly Cut services are going well. Streetlights that are not working are being handled effectively. Marion requested that the board approve measures to cut back the pine trees along Rockwell Farm Lane by the retention pond, as well as the pear trees that are on common property behind the houses along the 600s Rockwell Farm Lane and a scrub tree at the intersection of Dixon Road and Old Stage Road. The board agreed to have Evenly Cut remove branches on the pine trees and pear trees. Marion will move forward on the job.

Marion mentioned that the electrician is not billing the HOA regularly for streetlight repairs. Jeremy said he would talk to the electrician.

Laurie updated the board about social activities. August 7th at 8:00 p.m., the HOA will hold a flashlight walk on the greenway, with a police bicycle escort. September 11th at 7:30 p.m., the HOA will host Craig Leuthold, the Knox County Property Assessor, at the pool house. He will provide a presentation about the property assessment process.

****HOA email was sent on August 1st inviting homeowners to gather for light refreshments at 7:30. Block captains were requested by separate HOA email to attend.****

Laurie asked for clarification on the policy regarding pool use by homeowners/nonhomeowners. Rich stated that any homeowner can bring in friends; nonhomeowners may not visit the pool unaccompanied by a homeowner.

The board decided that owners are responsible to pass along a pool key to renters or to pay for a new key if they cannot provide one.

The board agreed to publish a timeframe for setting off fireworks for next year. The board received a complaint following July 4th this year that fireworks went on from 7:30 to 11:00 p.m. on a night when many people needed to get up for work the next day.

Kathy Nagy updated the board on a question posed by her husband at the last board meeting about the rise of rentals in the subdivision. They consulted a realtor who told them that the proportion of rentals in the neighborhood is not a significant issue and is due to economic conditions being felt everywhere. Mrs. Nagy also noted increased street parking, which she attributed to the increase in renters. She agreed to be block captain for Meadow Pointe Lane.

The meeting adjourned at 8:30 p.m.