

Rockwell Farm Homeowner's Association Meeting
November 11, 2012
Meeting Minutes

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

No homeowners were present.

The meeting was called to order at 7:00 p.m.

Rich Pierre, outgoing board member, passed files on to Walt Hanson, elected on October 28, 2012.

Walt Hanson agreed to take the position of President after a discussion of presidential duties: running board meetings, check signing, and heading the Capital Improvements committee. Laurie was tasked with going to Suntrust Bank to switch over signatures for the checking account to Walt and Jeremy only.

Jeremy stated that Rich had notified him that the Town of Farragut has raised an issue with the lighting on the new front entrance signs. He also noted they don't seem to be running consistently. No one was assigned to follow up with Town of Farragut.

Walt asked Laurie to follow up on the letter by calling our electrician so he can call Ruth Hawk as requested in the letter dated 11/5/12. The electrician agreed to call Ms. Hawk and check into fixtures to fit the lighting at the front entrance. As of 11/16/12, Laurie is waiting to hear back from the electrician.

Marion presented a proposal for Evenly Cut's expenses in the coming year. Marion stated that his proposal involved a \$9 increase per area per mow. Jeremy expressed the opinion that Evenly Cut is expensive and sometimes hard to deal with. Marion said they are quick to respond to problems. No action was taken to approve or reject.

Kathy Pierre has offered to continue beautification at the front entrance with Susan Stockbridge. Laurie reminded the board that Evenly Cut had expressed an interest in maintaining the landscaping they did at the front entrance. Jeremy stated that Susan Stockbridge's charges are reasonable. No decision was made on this aspect of the landscaping.

Jeremy provided an update on efforts to collect 2012 dues from the last few homeowners. The homeowners at 12945 Meadow Pointe have communicated an acceptable plan for finishing payments. The homeowners at 624 Rockwell Farm have paid half and have made plans with Jeremy for paying the

second half. Neither Jeremy nor Laurie has heard from the homeowner at 355 Rockwell Farm. Jeremy said that he would speak to the two homeowners other than 355_Rockwell Farm who have not responded to our covenant violation letters (delivered November 1st). The lien letters gave homeowners until November 15th to respond before liens are arranged.

***Laurie will check in with Jeremy on Monday, November 19, for a final update on homeowners still owing dues, and will then consult the HOA lawyer to place any necessary liens.*

Laurie introduced the idea, starting in 2013, of giving all homeowners 3 months to pay dues OR contact the regarding payment plans and then deliver lien letters at that point at the 3-month mark, rather than letting dues go unpaid for half the year. Walt suggested agreeing on the terms (i.e., timeframe and additional fees as time goes on) and delivering that information in writing with dues notices.

Walt suggested that our web site have links for Realtors and be linked to the Town of Farragut's subdivision listing. Laurie agreed to communicate with Dave Harry to get those tasks done.

Laurie requested that our web site be linked to Town of Farragut's list on 11/14/12. Laurie also asked Dave to change his "Prospective Homeowners" link to "Realtors and Prospective Owners." We may add other links/content under that link if we think of something that might be useful.

Laurie presented the Knox County Sheriffs Office contact's idea for putting thumb-sized stickers on homeowners' vehicle windshields or bumpers. This will allow us all to identify vehicles that do not belong to homeowners so more careful attention can be paid them. Walt suggested distributing the stickers and instructions/reasoning in the dues notices. No decision was made.

Laurie acknowledged issues with following established procedures for presenting large-scale plans and providing for a vote by homeowners regarding front entrance design options. The September 11, 2011, meeting minutes show that three options were to be presented for homeowner vote. The board has received complaints that it did not take place.

Laurie requested that the board review a list of nine commonly addressed covenants at the next board meeting: 3.2, 3.6, 3.7, 3.11, 3.12, 3.13, 3.19, 3.24, 3.25. Laurie has received many questions about the board's position on the covenants and would like to be able to communicate board decisions that have been made as a group.

The meeting was adjourned at 7:55 p.m.