

Meeting Minutes of the Rockwell Farm Homeowners Association

Board of Directors

September 11, 2011

Board members attending: Rich Pierre, Allison Maguire, Jill Harry, Marion Loper, and Laurie Varma

Homeowners attending: Bud Bowden, Kathy Pierre, Marianne Wohn, Ron and Aimee Wade, Rick and Janice Winfree, Issam Almashharawi, Justin Brown, Julie Swartz

Rich called the meeting to order at 7:06 p.m.

The board approved the minutes from the June 26th meeting.

Rich led committee updates:

Treasurer: Four delinquencies remain at this time. Jill has spoken to the homeowners, as well as pursued correspondence in which the homeowners were given notice that failure to pay dues would result in a lien being placed on their house. Homeowners were also given the opportunity to pursue payment plans. Two have given no reply, one may pay at the end of the current week, and one has given partial payment. The board approved placing liens on the houses in question. Laurie was tasked with calling the HOA attorney. Jill will send Laurie the names of the homeowners affected.

Jill has been in contact with the bank that has responsibility for the foreclosure at 12920 Laurel Brooke Lane. The house was cleaned out the week leading up to Labor Day. Jill needs to give the bank paperwork. The bank is still doing the mowing, and Jill said she doesn't anticipate being able to recoup any of the funds the HOA put into keeping the lawn mowed before the bank took full responsibility.

Jill stated that our budget is generally in good shape, particularly since we are entering the cold months, which do not require large pool expenses.

Capital Improvements: Rich reported that the Front Entrance Redesign Committee is following a 12-step plan and is currently on Step 5, surveying other Farragut-area subdivisions for ideas and photographing front entrances that might help the project. The committee is also looking at ideas that have been given to the board by homeowners. Rich explained that the project is taking place because the bricks are deteriorating due to drainage problems caused by poor architecture. Allison added that there is no lighting on the pillars because the bricks can no longer hold bolts and other fasteners. Step 5 also involves contacting contractors to solicit interest in the project. Mike Rhodes, the builder for Phases 2 and 3, has been contacted. In the future, three plans will be presented for homeowner input. Rich stated that hail damage repairs are slowing communication with contractors.

Grounds: Marion requested that turf treatments, mulching, and irrigation work be given to Evenly Cut, which has done the lawn mowing for the HOA. He presented proposals from Evenly Cut, which included a quote on grand total cost and monthly payments. Jill wondered whether it was a good idea to put "all our eggs in one

basket.” Marion stated that Evenly Cut has not asked for a signed contract, just an agreement for 1 year, which the HOA can remove itself from. Marion acknowledged that Evenly Cut is slightly higher than Rainscapes, our current contractor, but Rainscapes has some add-on costs that boost the true cost. The increase will be around 5%, due to an increase in mowing. All other expenses are in line with the projected costs. Allison motioned to give Evenly Cut all the requested business, and it was seconded by Jill.

Jill stated that street lights fall under Grounds, so she will forward all pertinent info, including the malfunctioning lights, to Marion and Rich, who agreed to work with Marion on street lights. She reported that our challenge will be expensive parts and parts breaking that cannot be fixed. Rich stated that Steve gave an estimate on the cost of parts and was asked to order them. Jill stated that she has not seen a bill, the parts, or Steve. Allison reminded the board that street light repairs might affect the budget. Marion was tasked with contacting Ken Godwin, a master electrician on our contractor list, for advice.

Pool: Allison stated that everything is running smoothly at the pool. Maintenance is coming once a week. Pool closing is tentatively scheduled for October 7th. The pool deck and new furniture are paid in full. Roof repairs will be done in the fall, before it gets too cold. The Health Department recently made a check of the pool and pool house; there were a few minor issues, which were handled.

Social: Laurie stated that the Neighborhood Get-Together will take place on the first Sunday of November, 3-6 pm. (November 6). Laurie will contact Astro Events about getting the bounce equipment and contact neighbors about the potluck portion (i.e., assigning streets to the various foods to be brought). Laurie will also request tables from homeowners when the details are released via email. The event will also appear in the Nov/Dec 2011 newsletter.

October Elections:

Laurie stated that the letter/ballot going out to homeowners is ready, except for the list of nominees. At this time, there are no nominees.

Hail Storm Repairs:

Laurie stated that a homeowner had asked her when construction-related signs should come down out of yards. Allison stated that the construction-related signs make it difficult to see the For Sale signs, and that might make it difficult for prospective buyers to see our homes. Laurie will send an email asking homeowners to take down signs once their repairs are completed.

A discussion was begun regarding when repairs could reasonably be expected to be completed, with a view to setting a finish date to give to homeowners. Laurie questioned whether the covenants regarding upkeep needed to be suspended and until what date. Rick Winfree stated that most HOAs base this kind of decision on the workings of insurance, and that insurance gives a 6-month timeframe. After an open discussion with homeowners present at the meeting, the board made the decision to request of homeowners that repairs be wrapped up by October 27th, which is 6 months from the hail storm.

New Online Pool House Reservation System:

The board reviewed several questions posed by Dave Harry, who has established the online pool house reservation system for the HOA. The board decided to have Dave add a statement to the page that reservations are a privilege open only to homeowners in good standing and that good standing will need to be verified before the reservation is approved. Laurie has asked Dave whether a feature can be added for Laurie to mark approval

and whether there can be a feature by which an email is sent once Laurie marks the reservation for approval. The board agreed that Dave can put a statement on the site that there should only be one reservation per time slot. The board decided against setting rules for how a party could be marked (i.e., balloons or signs) and where those can be placed (at pool house or on median). All those options are acceptable. The board also decided against posting a schedule board at the pool house.

Neighborhood Watch/Neighborhood Safety:

Rich opened the discussion by introducing Ron Wade, who has agreed to chair the new Security and Neighborhood Safety committee. He is an officer with the UT Police Department and also has worked with the Knox County Sheriffs department. Mr. Wade suggested that we can help ourselves by training our minds to notice as many details about a suspicious vehicle as possible. Issam Almashharawi asked whether the neighborhood could be gated. Allison and Justin Brown said that that would require the neighborhood to take over responsibility of street maintenance and consequently increase dues. Mr. Winfree and Julie Swartz both agreed to help with the program.

****Terry Taylor has also agreed to serve as a block captain.**

Rich noted that a nearby subdivision has mounted surveillance cameras. He will pass along the name and contact info for someone he has consulted in a nearby subdivision.

Laurie was tasked with sending an email introducing Mr. Wade as the new committee's chair and providing his contact info for homeowners who have concerns or ideas to share or who would like to help out.

Town of Farragut Liaison:

A homeowner approached Laurie in Summer 2011 about recruiting a homeowner to represent Rockwell Farm at Town of Farragut meetings. Robin Hanson was asked about her interest in that role in early September, and she did express interest. She asked that the board define her responsibilities and frequency of service. Laurie agreed to put it on the agenda for this meeting. The board did not discuss what Mrs. Hanson might be able to do for the neighborhood. Laurie was asked to contact Mrs. Hanson about what she might like to do for the board.

Justin Brown's Haunted House:

Mr. Brown approached the board via email in early September about receiving financial help from the HOA for the Haunted House he does every Halloween. Laurie invited him to this meeting to discuss it. He asked whether it could be turned into a party that the HOA would host. Allison said that most would come on Halloween, not to a party the weekend after or before, so she didn't think that idea was feasible. Mr. Brown asked whether the HOA could furnish the tent, his biggest expense (\$400). Rich asked whether Mr. Brown has insurance for the event, since the HOA would be responsible to insure the event and that might mean additional expenses for the HOA. Allison also questioned the wisdom of our sponsoring an event on personal property and starting the precedent of homeowners asking for money from the HOA. The board decided not to sponsor or recommend the event. Mr. Brown was asked to keep his Haunted House on Halloween night.

Laurie was tasked with emailing homeowners for volunteers for the week preceding Halloween and any contacts people might know of to help Mr. Brown save money. Laurie will send a copy of the email to all board members for review before sending.

Three agenda items were not discussed: a covenant violation involving a temporary structure at a Rockwell Farm Lane home; how to proceed on a covenant violation involving a peeling, leaning fence for which the homeowners received a “friendly letter” in June; and how the board wishes to respond when a homeowner builds a structure such as a fence or deck without providing two copies of the building plan for review.

Homeowners’ Comments:

Homeowners spoke throughout the board meeting; their comments are recorded within the text of the minutes.

The meeting was adjourned at 8:58 p.m.