

Meeting Minutes of the Rockwell Farm Homeowners Association

Board of Directors

October 27, 2011

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

Homeowners attending: Kathy Pierre, Marianne Wohn, Scott McLeod, Terry Taylor, Walt & Robin Hanson, Jeff Swartz, Rachel Chenot

Rich called the meeting to order at 7:03 p.m.

Robin Hanson thanked the board for the recent round of street light repairs.

Rich led committee updates:

Capital Improvements: Rich reported that the Front Entrance Redesign Committee is currently on Step 6 of its 12-step plan, finalizing design specifications and receiving bids. The redesign has incorporated ideas that have been given to the board by homeowners. It includes signs on both sides of the main entrance, a bigger neighborhood name, angled signs that will face drivers as they make turns into our subdivision, and ground-mounted lighting that will shine up at the signs.

Grounds: Marion stated that our new landscaping contractor, Evenly Cut, has been working out well. They are responsive and on time. The irrigation system will be winterized in early November. Trees are being taken care of. Some confusion has arisen with new neighbors about what grassy areas adjacent to common space are their responsibility; those issues are taken care of on a case-by-case basis, and all to date have been resolved.

Pool: Allison stated that the pool has been closed for the winter. The furniture will be stored shortly. The committee is taking bids for roof repairs, to be handled over winter.

Social: Laurie stated that the Neighborhood Fall Fest is coming up on Sunday, November 6th, 3-6 pm. Inflatables have been arranged through Astro Events, and neighbors have been contacted by email regarding the potluck portion. The event will also appear in the Nov/Dec 2011 newsletter. The Ladies Holiday Luncheon was set for Saturday, December 3rd. The Nov/Dec 2011 newsletter will state that the luncheon will be held at Apple Cake Tea Room at 11:00 a.m.

****The fixed-price menu for the Tea Room is too high, so the location of the Ladies Holiday Luncheon will be changed.**

Treasurer: Only one homeowner out of four is outstanding with unpaide dues (payable in March 2011). The HOA is well within budget.

Neighborhood Watch Program:

Rich explained that the Knox County Sheriff's Office wants to do a kick-off meeting with the board and other interested homeowners on a Tuesday or Thursday evening in the near future. Robin Hanson requested a Thursday evening. Rich stated that as of this date, we do not have a coordinator, but we do have about 12 block captains. Rich wants to make the NWP committee the responsibility of one of the board members when assignments are made in early November. He explained that block captains make sure they know their neighbors and take information about suspicious activity from their neighbors and pass it on to the NWP coordinator. The coordinator then calls the nonemergency police phone number or 911; block captains can also call 911 depending on the situation. The coordinator also tracks incidents in an effort to identify patterns. Patrolling in the dark hours is optional to the program.

Town of Farragut Liaison:

Laurie stated that the Town of Farragut suggests having a homeowner monitor meeting agendas online and then attend meetings that are relevant to neighborhoods. Robin Hanson had been approached about this position of service, and she has agreed to take on this responsibility.

Marion questioned whether we should attempt to use local media to promote our social activities to increase awareness of the neighborhood. Robin Hanson stated that *Farragut Press* will print readers' stories but does not attend neighborhood events. She felt there might be some occasions for which we do not want wide attention (e.g., trick-or-treating). Rich stated that Marion is free to look into his idea further.

Rich stated that the next board should work to establish mailbox guidelines and inform homeowners.

Laurie was asked to put into the newsletter two items: (1) the Hansons' success with pursuing the thieves who broke into their car earlier this year, and (2) a reminder that all building projects need to be approved through the board prior to start.

****The Nov/Dec 2011 newsletter was full. These items will go into the Jan/Feb 2012 newsletter.**

Election Results:

Jeremy O'Dell received 35 votes, Calvin Beasley received 28 votes, and Jeff Swartz received 23 votes. Mr. O'Dell and Mr. Beasley are our two new board members for 2011-13.

Homeowners' Comments:

Scott McLeod requested that the board take action against Robert Williams, who has left a tree fallen in the April hail storm, in his backyard. The board agreed to send a certified letter requesting the tree be removed within 10 days and stating that, if the tree is not removed, the HOA will have Evenly Cut, our landscaping contractor, do the job. The HOA would be billed and pay the contractor; Mr. Williams would be billed by the HOA for the expense.

****The McLeods spoke with Mr. Williams, who said he had lost his job and couldn't afford to have the tree removed professionally. Laurie has asked Rich and Jill whether to change the request to one asking him to find a saw and do the job himself or to find someone who has the tools and can do the work for a nominal fee.**

The meeting was adjourned at 7:56 p.m.