

Rockwell Farm HOA Board Meeting

October 30, 2016

**Board members present: Glenn Coppock, Rachel Chenot, Ed Saunders,
Laurie Varma**

**Homeowners present: Marianne Wohn, Dave Harry, Nick Vantrease,
Kathy Pierre, Justin Jones**

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

Glenn asked about the status of the road repair on Heathland. Laurie said she wasn't sure of the status; she got an email when the issue was registered with the Town of Farragut but not since then. Justin should know the status. Glenn stated that tree replacements will be handled by next board.

Rachel will stack the lounge chairs out by the pool and cover them with tarps rather than pulling them inside the pool house.

Pool Committee Report:

Rachel has received three bids to repair the pool; the surface is rough and there are leaks in the pool. It has been 10 years from last resurface. Bids were \$8000, \$15000, and \$13000 from Quality Pools, our current service provider, with maintenance. Rachel said that Quality seemed the best choice. Repairs should take place in March or early April. The repairs will include new tile, pool will be drained, refilled. When they open the pool, our regular charge will apply. Maintenance costs are cheaper with Quality as well. Rachel will look into replacing some of the signs.

Treasurer's Report:

Ed asked if the pool house cleaning lady will clean throughout the year. Rachel said no. Laurie said we might want to clean the floor or repaint. Ed said his son might be able to advise on products to use at Christmas break. Ed said he will deliver the inflatables check to Laurie (Fall Festival).

Ed brought up need for new members to go to SunTrust to apply for signatory authority; new members will have to go SunTrust to sign the check card. Insurance paperwork will be handled by Laurie now that election is over.

Secretary's Report:

Trick or treat hours are 6-9 p.m. for October 31st. We are set up for Fall Fest. Laurie will work on setting up the location for the Ladies Holiday Luncheon on December 4th. Cookie Decorating is scheduled for December 18th.

Glenn announced our election results: Nick Vantrease and Dave Harry have been voted in by a larger margin than required by our bylaws (10% of homeowners' affirmative vote). We had 30-35 ballots in this election.

The group scheduled the next meeting to decide positions: November 6th at 7:00 pm. Laurie will check with Justin on his availability.

The Board thanked Terry, Justin, and Karen for counting ballots.

Marianne Wohn asked for clarification on the rise in dues and special assessment for 2017, referencing the letter that came with ballots. Rachel explained our upcoming expenses, drop in reserves. Glenn said the repairs have to be done. Laurie said we're at a point where we are an aging neighborhood; we want communication to be open and inclusive of anyone who wants to be involved. Karen Coppock said our dues are small compared to comparable neighborhoods. The Board will need to look into whether our bylaws require a vote for a special assessment.

Glenn adjourned at 7:34 pm.