

Rockwell Farm HOA
Board Meeting Minutes

July 23, 2017

Board members present: Dave Harry, Justin Brown, Rachel Chenot, Laurie Varma

Homeowners present: Tony Black, Adam and Ashley Jackson

Dave called meeting to order at 7:02 p.m. He welcomed homeowners.

The group reviewed April meeting minutes. Dave, Rachel, Justin, and Laurie all voted to approve the meeting minutes. Nick was not at the meeting to vote.

Tony Black spoke to the Board about extending the pavement on his driveway going toward his backyard. He presented a diagram. Laurie said she will help him get in contact with the Atwoods, who did a similar build. He also asked about installing a pergola. Laurie asked if Mr. Black has asked Town of Farragut about regulations; he will ask now that he has talked to us. Dave, Rachel, Justin, and Laurie all voted to approve both Mr. Black's projects.

Adam Jackson asked about on-street parking. The Board explained that Knox County and Town of Farragut both allow it. Laws require ~25 feet clearance for vehicles to navigate streets. It is frustrating, but the Board has decided on-street parking will be allowed.

Treasurer's Update:

Dave read from Nick's notes. Our assets are \$71,031.17 total (\$42,634.44 checking; \$28,396.73 Money Market). Nine homeowners have not fully paid dues. A lien was filed on one Meadow Pointe address. The initiation fee for 645 Rockwell Farm Lane was collected; Board was informed that the buyer was an existing homeowner, so we need to vote on a refund to owner. Dave, Rachel, Justin, and Laurie all voted to approve the initiation fee refund. Laurie will email Nick to ask whether we've received a check from the closing company. If not, the Bryants need to work with their closing company on both initiation and prorated dues disputes. The Board did not discuss the prorated dues refund the Bryants requested.

Grounds Update:

Justin called Rainscapes to get the irrigation system scheduled for winterization. Laurie has petitioned the Board to bush whack the common land behind 12936 Laurel Brooke Lane back fence line, which was agreed upon in 2016. Laurie will call Tikal Lawn & Landscape to schedule the work. Homeowner complaints against All Pro have been numerous. Justin has talked to the owner several times; the owner has said he has/his employees have health issues. Grass is being blown into homeowners' yards, weeds in the front flowerbeds have been untended, mowing in the common area has not been consistent, problems with mowing easements at 511 Rockwell Farm and 12901 Pine Meadow. Justin has begun looking for another contractor. Justin presented cost information on Tikal as an option to replace All Pro. Evenly Cut was \$17,500/yr. All Pro bid at \$12,000/yr. Tikal would be \$1300/mo. Verbiage regarding not seeking other contractors for 2 years concerns Justin, but they have been responsive and have done good work at Justin's house. With regard to tree replacement at front entrance, Justin had planned on All Pro doing the work, but he doesn't want to do that if we are breaking ties with them on the yearly

contract. Evenly Cut has turned the job down. Town of Farragut's direction regarding the type of landscaping is for trees not shrubs as we had planned. Rachel explained to homeowners that the trees are at the end of their lifespan. Town of Farragut said to replace trees in September. Justin told the Board that 12951 Pine Meadows had a tree fall on their house that did damage. The owner told him that there are two additional trees that need to be taken out by the HOA. Justin asked Dave to have owner send Justin the tree removal service he used. Justin will ask the owner's contractor about doing the front entrance work or contractor referrals. Adam asked about how to handle a couple of trees he thinks should come down. Rachel suggested asking Town of Farragut to come out to assess. Justin questioned whether we owe All Pro the job because we approached them and they have begun discussions with Town of Farragut on our behalf. Justin said we will replace All Pro at the end of their contract in December (calendar year). Dave told Justin to check the contract to make sure we won't be in breach; Justin said that the contract was for single year. Rachel suggested that Justin ask new contractors whether the owner or the same people routinely come out so there is continuity and responsibility on their part.

Our electrician should be out at the end of the week to fix the lights that are out. He routinely drives the subdivision to make notes on what's out. Laurie asked that the middle lamp fixture on Laurel Brooke be straightened; it appears that a bolt has come loose.

Action items: Communicate with Derek Wright for tree removal referral. Set up bushwhack at back of 12936 Laurel Brooke Lane. Talk to All Pro about common area mowing.

Architecture Control:

Justin Jones (Willowcrest) fence build: Laurie will let him know it's been approved.

Eric Greaser (Morgan Path) screened-in porch, fireplace, and patio: Laurie will let him know it's been approved.

Two color garage doors (Laurel Brooke): The Board discussed whether to have the homeowners paint or change out. What does Town of Farragut say about consistent door color or similar issue? Give 6 weeks for compliance with request.

Pool Update:

Rachel told the Board that we had one complaint of rough surfaces, Quality sanded the surface, and we've not had any more complaints. Pool Closed sign was stolen; Rachel will work on replacing. Rachel has been looking into buying new pool furniture (tables, umbrellas, chairs, loungers). The furniture has to be heavy enough that wind won't blow it over, but regulations prohibit glass. She has decided to wait until next spring to propose a furniture allocation for the budget. Justin made extra pool keys to share one with All Pro.

Elections:

Dave told the Board we have three members coming up for election. Laurie will not stand for election, Rachel will run if no one will step up, Justin would prefer not to but is in middle of projects and will continue. Dave has spoken with a Pine Meadows homeowner, but he said no. Rachel suggested sending out email now to let people know that we have three positions open. Laurie will handle that. Rachel suggested adding info on the website for closing details; state to contact the HOA for dues payment status.

Secretary Update:

Dirty siding: Two need to be cited with the HOA form letter. Give one month; will arrange for service and bill.

National Night Out, October 3rd: The Board discussed that not many homeowners have attended events we've planned; the Board decided not to hold an event this year.

Pine Meadows batting practice: Justin suggested sending a friendly letter that we've had complaints related to the number of people doing the activity on the property. Rachel suggested referencing options to take to make situation better for neighbors. Dave suggested telling the owners they could use softer balls and wood bats. County law doesn't address this issue. Dave doesn't want to say a team isn't welcome in the neighborhood. Laurie will deliver a letter and let the complaining neighbors know to keep in touch.

The bylaws have been retyped and uploaded.

Laurie will begin looking into estimates and options for updating our street name signs and stop signs per new federal regulations.

Dave ended the meeting at 8:15 p.m.