

Rockwell Farm Homeowner's Association Board Meeting

January 20, 2013

Meeting Minutes

Board Members attending: Walt Hanson, Marion Loper, Cal Beasley, Laurie Varma

Homeowners attending: Ryan Rowe

A homeowner brought a complaint before the Board regarding an incident involving a man at a Meadow Pointe Lane address. About a week prior to this, the homeowners's sons were chasing after their dog, who ran onto the Meadow Pointe property. A man yelled at them that he would shoot them if they came onto the property again. The man used expletives.

The meeting was called to order at 7:14 p.m.

Marion reviewed Evenly Cut's expenses for the coming year, as proposed in October 2012. Marion also reviewed Evenly Cut's high level of response and professionalism, as well as the history with grounds maintenance companies that led to Evenly Cut's service to Rockwell Farm beginning in late 2010. Costs were reviewed line by line. Cal expressed an interest in having all grounds maintenance be in the hands of one contractor; Walt agreed. Marion made a motion to approve the Grounds budget as proposed; Cal seconded. The proposal of \$12,780, with 12 monthly payments of \$1,065, was approved.

Marion reported that wet weather kept the work at a Rockwell Farm Lane home that is adjacent to the main greenway from being completed in mid-January. The homeowner requested that the Board have overhanging brush removed from her property line. It will be rescheduled and will cost \$550; the expense was discussed and approved by the Board at the October 28, 2012 meeting. Marion also reported that Evenly Cut was directed during the holidays to remove a tree that had fallen across the greenway and was leaning on the fence behind a Heathland Drive home on the Old Stage Road side of the greenway.

The Board also discussed and passed motions to approve the following 2013 proposals by Evenly Cut:

- Mulch and pine straw at the front entrance—total expenditure is \$1082.00
- Hedging and weed control in beds—total expenditure is \$975.00
- Irrigation system winterization, \$120.00 in funds set aside for possible service calls, installation of a hard-wired (not batter-powered) rain sensor, and backflow replacement—total expenditure is \$945.00
- Chemical turf treatments in common areas—total expenditure is \$665.00. Chemical turf treatment around the pool area and behind the pine trees—total expenditure is \$525.00. Total is \$1190.00

Jeremy was absent from the meeting but had forwarded a Treasurer's report on the Board's total income, as well as the amount in the checking and Money Market accounts. He recommended leaving dues at \$250. Walt noted that the HOA must have Capital reserves; our Money Market account balance is about double what was estimated by the 2006 HOA Board to have in reserve in 2013 to have adequate funds for capital reserves and replacement costs. Walt compared the total budget needed against the number of owned lots (166) and calculated that \$250 would be a sufficient amount for yearly dues. Walt requested that Cal and Jeremy work together on updating the requirements for capital reserves for the HOA based on (a) recent expenses that have been incurred in pool and pool house repairs and (b) additions to the pool facility (e.g., enclosing the pool house).

All homeowners are paid up on 2012 dues, except for the owner of a Rockwell Farm Lane home, who owes \$99 before the lien placed on his home can be removed. The lien was placed in December 2012 due to unpaid dues. Walt led a discussion of instituting late fees for unpaid dues and the schedule on which any late fees would be assessed. Laurie stated that a quarter to pay dues was sufficient, and the Board requested homeowners via the January/February 2013 newsletter to inform the Board by March 1st if they will require a payment plan or special arrangements. Currently, the amount owed with overdue dues is \$399 (\$250 in dues, \$125 in lawyer fees, and \$24 in lien placement and removal). Walt stated that a possible schedule for assessing late fees would include an interest-based fee at 30 days overdue and 60 days overdue, and a lien placed at 90 days. Cal made a motion to leave the dues at \$250 and to institute late fees following the due date of March 31st. The amount of interest to be incurred still needs to be decided upon by the Board by February 1st. Marion seconded the motion. An insert explaining the late fees and schedule of penalties will be mailed with the dues notices. Dues notices go out to homeowners on March 1st.

The \$99 owed by the Rockwell Farm Lane homeowner should be added as a separate line on the 2013 dues notice if unpaid when notices go out.

The board also discussed attempting to collect dues from the builder(s) of the undeveloped lots in the third phase (Michael C. Rhodes, LLC).

****The 2nd Amended Covenants explicitly exclude the Builder from paying annual assessments.****

The front entrance lights seem to be malfunctioning due to a tear in the insulation around the wiring, which runs under the street. Three lampposts are not working: two on the island and one down from the entrance. Marion is working with the electrician to get them fixed.

Laurie set the dates for the Egg Hunt as March 24th and for the Neighborhood Sale as April 20th.

Cal reported that he has put up new insulation in the pool house pump room. The insulation was damaged when the sand filter tank and chlorinator burst in July 2012. He has also done some other minor repairs. Cal will look into the replacement cost of a new pool cover.

The Board addressed neighbor complaints about a business being run out of a Morgan Path Lane home. Neighbors have complained that delivery trucks go in and out of the driveway and customers enter and exit the property. Board members have not personally observed these activities, although members have knowledge that the owners are liquidating a business. Laurie was tasked with telling the complaining neighbors to call the Town of Farragut since business activity in a residential area falls under Town of Farragut code. Laurie was also asked to put information about this issue in the next newsletter.

****The complaining homeowners were informed that they can call the Town of Farragut about this matter.****

The Board addressed the issue of the rock garden in the mailbox strip in front of a Rockwell Farm Lane home. Laurie summarized her conversation with Mark Shipley, a Town of Farragut engineer. Mr. Shipley expressed concerns related to safety; visual consistency among properties; ownership of the mailbox strip, which is in the public right-of-way; and erosion. He offered to write a letter to the owners to request the strip be returned to sod in early Spring. Laurie was tasked with asking Mr. Shipley to write the letter.

****The Board received a scanned copy of Mr. Shipley's letter on January 25, 2013.****

The Board addressed satellite dishes that have been mounted against Covenant 3.15, which requires them to be out of view from the street. Cal agreed to canvass Phase III to make a list of all homeowners who have visible satellites. Marion and Laurie agreed to do the same in Phase I and II, respectively. Homeowners will be sent a letter requesting they plant foliage or erect fencing to remedy. Cal agreed to call the dish companies to ask about placement decisions.

Laurie agreed to ask Mr. Shipley about the undeveloped foundations on Pine Meadows Lane, in which Cal had expressed interest.

****Mr. Shipley gave the Board a mailing address for the builder (Michael C. Rhodes LLC) and an email address for an assistant.****

The Board addressed concerns about alleged activity at a Meadow Pointe Lane home. Neighbors have apparently observed undesirable behavior or been told about it by involved individuals. After a brief discussion of the subject, Walt asked Laurie to review the situation with the Knox County Sheriffs Office to determine what has been reported and for guidance.

Discussion of how the Board wants to enforce Covenants 3.11 (signs in yards/permissions), 3.12 (temporary structures), 3.13 (trailers, RVs), 3.19 (maintenance of house and yard), and 3.24 (dangerous hobbies and activities) will take place at a later date.

The meeting was adjourned at 9:16 p.m.