

Meeting Minutes of the Rockwell Farm Homeowners Association

Board of Directors

April 10, 2011

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

Homeowners attending: Bud Bowden and Stacy Black

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

The board approved the minutes from the January 30th meeting.

Rich led committee updates:

Treasurer: Dues are being collected, with 33 homeowners outstanding. Jill commented that this constitutes a good response and that she will be sending out reminder letters shortly, which usually prompts compliance.

Pool: Allison will call Quality Pools regarding fixing the filter fan. The company will come to treat the pool for the season on May 9th, and then the pool will be open to homeowners. Allison will contact Laurie with an exact pool opening date in late April. Laurie will include the pool opening date in the next newsletter and send email to homeowners. Allison will verify that Rocky Top came recently to check on the poolhouse air conditioning system.

Grounds: Marion facilitated the board's signing of the Fletcher Lawn Care agreement and will ensure that a copy is in his file and give a copy to Jill for the treasurer's file. Marion said that he is waiting on Fletcher's estimate to cut around the drain pipe in the drainage basin along Rockwell Farm Lane. He will be responsible for letting Mr. Fletcher into the poolhouse gate so he can blow out any grass that mows onto the poolhouse deck. Marion stated that, with the current agreement, we have some monetary cushion in case extra jobs come up. Rich brought up the fact that a triangular-shaped portion of grass at the corner of Dixon and Old Stage inside the greenway path does not appear to have been mowed. Marion will check with Fletcher about it. Marion was also asked to check with Fletcher about mowing the lawn belonging to the Hamptons on Laurel Brooke, as it is in foreclosure and the bank cannot be compelled to mow.

Marion brought up the issue of using or discontinuing Weed Man's service. Jill stated that Weed Man has already been paid at a 7% discounted rate, but the company offered a 12% discount on its most recent invoice. Marion will check with the company to find out whether we can get refunded the difference to make up the 12% discount. Jill said the issue of continuing or dropping the Weed Man contract needs to be revisited in October 2011.

Social: Laurie stated that the neighborhood yard sale is scheduled for Saturday, April 16th. An ad was placed in the News-Sentinel the week of April 4th, and the yard sale sign will be placed up by the poolhouse at or before 7:00 a.m. on the 16th. The Egg Hunt is scheduled for Sunday, April 17th. The end-of-the-year pool party is scheduled for May 25th at 1:00 p.m. Notice of it will go in the next newsletter and be sent via email. The board declined to plan for a National Night Out event in August. The board briefly discussed holding a neighborhood get-together on the Shire on the last day of school in lieu of the pool party, but decided to hold the pool party in May and the regular get-together on the Shire in late October or early November.

Capital Improvements: Rich asked Laurie for a report of neighbor input regarding the front entrance redesign. Comments included more light directed toward the subdivision name, use of stone rather than brick, and tilting the surface containing the subdivision name toward the curve at which drivers turn into the neighborhood. (At this time, the subdivision name is parallel to Old Stage and hard to see as a driver makes the turn into the neighborhood.) Comments collected via email also expressed a desire for our entrance to be grand and stately, although neighbor Stacy Black commented that she does not like gold lettering. Laurie noted the potential gap between neighbors who want a lavish entrance and those who might want a lower-key, possibly more rural appearance. Allison stated that UT's architecture department did not respond to her requests for a student project to help generate ideas. Rich stated that three recommendations will be put to homeowner vote.

Jill and Rich discussed the issue of malfunctioning street lights throughout the neighborhood. There are several: 306 Quail Pointe, 318 Quail Pointe, 342 Quail Pointe, 12749 Heathland, 12926 Laurel Brooke, 12913/12917 Pine Meadows, 12921/12923 Pine Meadows, end of the cul-de-sac on Pine Meadows, 613 Autry Ridge, and 601 Autry Ridge. Jill has emailed Steve and Juanita Cook regarding working with the manufacturer to obtain parts and repairs the lights. Laurie will email a request for information on other lights not working and include that in the next newsletter as well.

Neighborhood Watch:

Rich said that the homeowner he thought might be interested in leading Neighborhood Watch is not interested. Laurie will include a request for volunteers in the newsletter, along with a reminder to close garage doors and report suspicious activity to the board and police. Laurie will also email a request for a Neighborhood Watch coordinator.

Covenant Violations/Letter:

Laurie commented that in the last 2 months, numerous issues have come up in the neighborhood that are not covered explicitly by the covenants. These included noise complaints, dogs left in their yards unattended/unleashed/unfenced along the greenway, and free-standing building projects. All issues were resolved via email "conference" among board members. Laurie questioned whether the covenant violation letter's wording of "any and all means necessary will be taken" if homeowners do not comply with a violation letter was too scary for some neighbors and not specific enough to concern others. Allison responded that changes to the violation letter must go through the

HOA lawyer and suggested a “friendly” first letter be sent in advance of an actual violation letter. This was agreed upon among the board and will be the routine from here on out. Laurie will send a sample “friendly first letter” to the board for approval/comment.

Secretary’s Note: I sent a “friendly first letter” to one homeowner in the fall, and the request went unanswered. The violation letter did get the request handled. I will follow the above-mentioned routine, but we may have to rethink it if it appears to be creating two layers of work. I still think we need to clarify what the verbage in the letter means and at what point and for which violations we would seek the consequences. We might need to work on a list of sanctions for various violations according to severity.

Rich suggested putting a reminder of Knox County leash laws in the next newsletter.

Rich and Jill stated together that new homeowners are supposed to get a copy of the covenants from their realtor or title company. Dues can be collected from renters in houses owned by builders, but the builders of unoccupied houses may not be pursued.

The board decided that community news can be put into newsletters when homeowners make that request. Laurie will send an email informing neighbors of that opportunity. Laurie also will call Town of Farragut to check into getting all board members on their list to receive the Town newsletter.

Laurie had Copies N More create a PDF file of the covenants. The file has been sent to Dave Harry, who has posted the link on the Rockwell Farm HOA page on Facebook. Laurie asked him to post them to the web site as well. Laurie will publicize their availability in the next newsletter.

Homeowners’ Comments:

Stacy Black of 342 Quail Pointe told the board the street light outside her home has not been working for 5-6 months. Ms. Black also stated that her replies to Secretary emails have been going unanswered. Laurie stated that no emails from Ms. Black have come to the HOA Secretary Gmail Inbox since her takeover in late Fall 2010. Rich apologized for the situation. Laurie will put a reminder in the next newsletter to place a phone call to the board if an email hasn’t been responded to in a timely manner.

The meeting was adjourned at 8:25 p.m.