

# **Rockwell Farm Homeowner's Association Board Meeting**

**April 22, 2012**

## **Meeting Minutes**

All board members in attendance.

Homeowners attending: Terry Taylor, Philip Nagy, and Bud Bowden

The meeting was called to order at 7:04 p.m.

Jeremy provided the treasurer's report. Dues are due on May 1. A total of 83 payments had been received. Several additional payments have been received but haven't been counted. The audit of the HOA's accounts should be finished by May 1. Jeremy will provide a copy of the auditor's report to all board members. He reported that the books were last reconciled in 2008; he couldn't find any dates indicating an audit had ever been done. The move to printable checks should help ease the problem of checks written but not recorded. Jeremy said the books don't show overdue 2011 dues payments from two homeowners on Laurel Brooke; Laurie verified that we have received overdue 2011 dues from these two homeowners. LCUB cut off the pool house electricity around April 17<sup>th</sup> due to nonpayment of the bill. Jeremy verified that the bill did not appear in the HOA post office box. He stated that we receive four separate bills from LCUB. He is working with LCUB to determine whether the bills can be consolidated. Rich said he has the name of a contact that he can give to Jeremy. Jeremy will be running budget reports on a consistent (i.e., monthly) basis, including a year-to-date budget vs. actual spending and report of dues payment receipts.

Terry Taylor presented the Capital Improvements Committee's recommendation for handling the front entrance repair. The committee solicited proposals from six companies and received bids from four of them. The committee recommends using John Stiles based on price (\$23,452) and examples of past work. The walls will be torn down, new signage and ground-up lighting installed, and landscaping reset by Evenly Cut. There was a question of whether the front beds require irrigation reinstalled; the presence of water could damage the new brickwork. Discussion included Rich's pointing out safety concerns posed by falling brick and Jeremy stating the work needed to be done. Calvin moved to approve doing the front entrance repair through John Stiles as soon it could begin, and Jeremy seconded. Rich stated that he thought the job would take 2 weeks once started. The Capital

Improvement Committee will release an email to Laurie to send to homeowners. The committee will ensure that any necessary permits are handled. Rich thanked Marianne Wohn, Kathy Pierre, Terry Taylor, Marion Loper, and Bud Bowden for their assistance with the project.

Calvin provided the Pool Committee update. The pool house roof repair has been completed. He will ask for another \$1000 from State Farm. The pool company has treated the pool, and the pool will be ready to open on April 28<sup>th</sup>. A work day is planned for April 27<sup>th</sup>.

Marion provided the Grounds Committee update. Mulch has been put down around the pool and entrance. Pre-emergent and fertilizer will be applied soon. Costs from Evenly Cut are on target with the budget. Fifty-seven of 59 street lights are working. Marion will meet with Evenly Cut to discuss the irrigation system.

Laurie provided the Social Committee update. The end-of-the-school-year pool party is scheduled for May 23<sup>rd</sup> at 1:00 p.m. The foreclosed house on Laurel Brooke Lane has sold. One of the newly constructed homes in Phase III has sold. National Night Out is in early August. Laurie will plan to coordinate our event with the Sheriff's Office, if she is in town. Laurie will ask block captains if anyone would like to head this event since her availability is unknown at this point.

Laurie was asked to make changes to the January minutes regarding entries about a homeowner's fallen tree and the foreclosed house of Laurel Brooke.

For the newsletter:

Restate procedures for reporting street light concerns.

The Town of Farragut is looking for volunteers to help tend the flower beds along the straight section of the greenway that runs between Rockwell Farm Lane and Fort West subdivision.

Homeowner Comments:

Bud Bowden said that his street light is out. Marion asked him to report it by email, with the street numbers between which it is situated.

Philip Nagy asked whether the HOA has rules limiting the number of rentals in the subdivision. He cited, in particular, three rental situations on Meadow Pointe, his street. He stated that limits can be imposed by street, block, or subdivision. Rich said that the board could consider the issue further and invited Mr. Nagy to head a committee (Property Usage).

The meeting was adjourned at 8:37 p.m.