

**Rockwell Farm Homeowners Association**

**Board Meeting Minutes**

**October 28, 2012**

Board Members in attendance: Rich Pierre, Marion Loper, Jeremy O'Dell, Cal Beasley, Laurie Varma

Homeowners in attendance: Ellen Denny, Kathy Pierre, Marianne Wohn

The meeting was called to order at 7:03 p.m.

Our officers provided committee updates as follows:

**Capital Improvements.**—The front entrance project is complete. Rich thanked Terry Taylor, Marion Loper, Bud Bowden, Marianne Wohn, and Kathy Pierre for their hard work on the project.

The Town of Farragut conducted a traffic calming study earlier this fall. This second study was requested in the hopes that the neighborhood would qualify for speed bumps or more speed limit signs. Drivers clocked during the study did not reach the level of speeding required to receive assistance from the Town. The letter we received from the Town of Farragut indicates that it is unlikely that we will qualify in the future. Rich suggested that the Knox County Sheriffs Office could be requested to provide patrols, or Children at Play signs could be erected. However, both of these techniques have been pursued in the past and found to not be practicable.

**Treasurer.**—The 2012 dues of four homeowners are past due. The Board voted to deliver lien letters to these owners. The letters will be delivered November 1, and the due date for payment to avoid a lien being placed is November 15 (2 weeks to pay dues). Jeremy told the Board that our budget versus expenditures looks good. We have \$3,569.55 in the checking account and \$26,112.32 in a Money Market account. Dues and a surplus from last year paid for the front entrance project. There was discussion of several points within the budget and all resolved.

**Grounds.**—Marion reported that all street lights are in working order to his knowledge. The electrician is responsive to our needs as they arise. The sprinkler system will be unhooked and winterized in the week following this meeting.

Marion introduced a new measure to assist the homeowner at 415 Rockwell Farm; her house is situated beside the main greenway path. Branches and shrubbery from the greenway are encroaching on her back fence. Marion proposed that the Board direct Evenly Cut to clean a wide swath along her fence and then to have Evenly Cut roll maintenance into its routine work in that area. Evenly Cut will do the job for \$550, mainly due to required heavy equipment rental. Routine maintenance costs will go up by \$5 per cut per area, due to this and other factors. Jeremy voted to direct Evenly Cut to do the job, and it

was seconded by all others. Jeremy asked whether the backflow preventer would be fixed in the next year, and Marion responded that it is our responsibility to fix or replace it, but it is the Town's call. If it can't be fixed, it will need replacing; it is approximately 13 years old. Anticipated cost is \$425.

**Pool.** —The pool was cleaned and winterized in September. The utility closet wall damaged when the sand filter tank and chlorinator broke in July will be reinsulated over the winter. Cal suggested that he may move a security camera from inside the pool house to the parking lot to provide coverage there. Jeremy suggested adding one rather than moving one. Laurie mentioned that the motion light in the pool house has been staying on; the second bulb on it seems to be burned out.

**Social.** —The Fall Fest is scheduled for Sunday, November 4, 3-6:00 p.m. The Ladies Holiday Luncheon is scheduled for Saturday, December 1, 11:30 a.m. at Cru in Turkey Creek, with a White Elephant gift exchange.

### ***Election Results***

Forty-eight ballots were cast in the election. Walt Hanson will join the Board; Marion Loper and Laurie Varma will continue for a second term.

### ***Questions Before the Board***

The satellite dishes at 624 Autry Ridge were installed on tall poles close to the street. Satellite dishes on the cul-de-sac end of Autry Ridge may need to be installed against covenants due to tall trees at the back of the lots. Jeremy will ask Mr. Rhodes about taking responsibility for planting foliage. Jeremy asked whether the Board would ask homeowners to plant foliage if Mr. Rhodes does not agree. Cal suggested putting money in next year's budget to put foliage around all satellite dishes in the neighborhood that are out in the open. Kathy Pierre told the Board that the Town encourages the planting of native, noninvasive species; their list is available at Town Hall. Once Jeremy has Mr. Rhodes' answer, the Board will decide next steps.

The covenant dealing with signs in yards requires homeowners to inform the Board when they wish to post signs in their yards. Rich expressed his opinion that the Board doesn't need to address this issue since it is often a temporary situation.

The Board briefly discussed the idea of holding a special meeting for homeowners to clarify the Board's position on various commonly used covenants. Laurie has observed that we have homeowners who expect the Board to uphold the covenants as written and also others who think the Board should leave homeowners completely alone; homeowners new to Rockwell Farm have commented that their former neighborhoods had far more stringent rules. The idea is to come to a conclusion about how far this Board wishes to go with enforcing specific covenants and to communicate with homeowners, both our decisions and reasoning.

Cal suggested dealing with one or two covenants per Board meeting, discussing our thoughts and presenting the conclusion at the meetings. Laurie suggested that, before covenants can be explained to homeowners, the Board needs to discuss where they stand on enforcing the commonly used covenants.

Dedicated newsletter sections may also provide a way to communicate the Board's thoughts on covenants.

The Board also discussed the yard at 624 Rockwell Farm. Since summer, the common strip between the street and front yard has been "under construction." The family began replacing the grass with rock, plants, and mulch, and then stopped. They also have removed their grass in an apparent effort to replace the lawn. There have been complaints from neighbors. Jeremy offered to approach the homeowners to ask what their plans are for finishing up these two projects.

The meeting was adjourned at 7:58 p.m.