

Rockwell Farm HOA

Board Meeting

September 11, 2016

**Board Members Present: Glenn Coppock, Justin Brown, Rachel Chenot, Ed Saunders,
Laurie Varma**

Homeowners Present: Emily & Marion Loper, Terry Taylor, Nick VanTrease

Glenn called the meeting to order at 7:02 p.m.

Pool Committee Update:

Rachel reported that she has gotten one bid, from Quality Pools, for the pool repairs. These include resurfacing the pool floor for \$10,000 and recommended tile work for \$3,000. One bid Rachel solicited hasn't come, third contractor didn't want to come out, wanted us to measure. Nextdoor.com offered one other idea. Glenn said to ask Karen Coppock, who may know of some contractors to contact. Rachel hopes to send email to the Board with updates this week.

The leaking toilet has been fixed. Brownish crud on boys room wall is red clay mud, looks like a cleat print. Cleaning lady has been trying to clean it. Rachel would like email sent out about it. Rachel is still trying to get a contractor to come give her an estimate for the ceiling/insulation repair.

Rachel said that all but one security camera is working. The Board wishes to thank to Lance Ross. Glenn said he can give the Board one of some extra cameras he has at his house.

The cleaning company has changed; we have a new person as of August. She cleans every 2 weeks. We paid her a little extra first time because the pool house was dirty from not being cleaned for about a month. On cleaning day, Rachel does an inspection, and the cleaning lady signs off that she got a check from us. Rachel would like to follow this process going forward. Rachel will ask her about cleaning the windows. Rachel will look into window screens and clean up in the boys room at same time.

Closing date: Rachel will talk to Quality Pools this week about their schedule; they need to winterize and put on the lid. She wants to get the two other pool repair bids before closing. We will send email when the pool closing date is known. Ed said we might want to turn off the phone once we close up. He also suggested turning off the water; it costs \$100 to restart but is worth it in net savings.

Grounds Committee Update:

Justin has contacted five contractors regarding replacement of trees. He hopes to have all bids in by next Friday.

Evenly Cut has submitted a plan and bid. Justin provided Evenly Cut's visuals; Rachel shared them with homeowners. The group discussed the options to (1) grind stumps versus (2) cutting stumps and leaving them or (3) removing them with an excavator. One contractor has said there may be issues when stumps rot and roots would impede the root system of replacement landscaping.

Smoky Mountain estimate is \$12,000 versus \$11,000 to grind stumps. Putting in new landscaping is not included in Smoky Mountain's quote. The owner estimated \$65/bush but needs to come back out and measure. Evenly Cut includes new landscaping; their estimate is \$12,000 from Evenly Cut.

The group discussed the possibility of a depressions forming as tree trunks rot, which will require fill dirt. This remedy may be required in about 5 years.

Rachel asked about just taking trees out as they die. Justin said that is a possibility, but we were cautioned that costs will go up as trees get larger.

Justin has also gathered estimates for routine grounds work: An estimate from Smoky Mountain came in at \$1100/mo. Smoky Mountain would not charge for irrigation winterizing. Evenly Cut's bills run \$1,100-1600. Ed said he'll give the Board his annual rate. Justin will forward others.

One of the homeowners asked, if we opt to leave root systems at the front entrance, do we have enough property to stagger? Town of Farragut regulations require landscaping to be 18-24 inches off greenways and front curb. Justin said this shouldn't be an issue unless foliage encroaches on sidewalk.

Justin reported a depression in the road on the far back side of Heathland. He hit it and said it's really deep. Rachel said it's Town of Farragut responsibility. Justin said he would contact the Town.

Treasurer's Report:

Dues are overdue from two homeowners (not counting 645 RF). One has not responded at all. Ed asked if we want to vote to place a lien. HOA can't do anything about 645; Rockwell Farm Lane; bank can't either. Rachel said that it is time to place a lien on the homeowner who hasn't responded at all; Laurie pointed out that the owners are now halfway to owing the next set of dues.

What we have in bank will be used by the time dues are due again in March 2017. We have \$24,000 in the Money Market account. Glenn said our projects are break even; Ed said no rainy day funds would be available. Rachel said historically we've tried to keep Money Market at \$40K.

Rachel said October meeting should be used to explain the costs and that we delayed as long as we could.

Emily asked if we went to \$0, what would our options be? The group discussed the option of having a special assessment. Ed said \$150 per 179 homes would equal \$25,000. Ed said initiation fees build Money Market; with lots of sales, funds go up; we had a slowdown in sales for a number of years. Sales are picking back up.

Rachel said we were able to lower dues from \$425 when we got up to \$60K in Money Market.

Glenn read off the special assessment bylaw. Special assessments must be approved by two-thirds of homeowners at a special meeting; 18 households would make quorum. Glenn said the next Board has to make the decisions related to how to pay for the pool/pool house repairs and tree replacements.

Nominations for Upcoming Election:

Rachel had one person say he'd do it if no one else does.

Nick asked what positions are open. Rachel explained that positions are chosen after elections. The next positions will be 2-year to reestablish staggered positions.

Glenn asked for the election date. Laurie said it's been set for October 30th.

Glenn adjourned the meeting at 8:05 p.m.