

Rockwell Farm Homeowner's Association Board Meeting

April 21, 2013

Meeting Minutes

Board Members present: Walt Hanson, Marion Loper, Cal Beasley, Jeremy O'Dell, Laurie Varma

Homeowners present: John Wade

The meeting was called to order at 7:07 p.m.

Jeremy provided the Treasurer's Report on outstanding dues payments. Twenty-six homeowners have not paid as of today's date, for a total of \$6000 yet to be collected. A homeowner on Rockwell Farm Lane still has an outstanding fee from 2012 dues that must be paid before a lien, dating back to December 2012, can be removed from his home. Two homeowners took advantage of the Board's offer to set up a payment plan prior to dues notices going out. Jeremy said those payments are on track. A homeowner on Meadow Pointe Lane underpaid by \$21; Jeremy will invoice them for it. Jeremy reported that there is \$35,000 in checking and \$20,000 is the Money Market account. Jeremy noted that property assessment documents he recently received quote the pool house has been assessed at \$121,400, up from \$85,000. Jeremy agreed to contest it.

Walt gave Jeremy a list of homes sold in 2012 and 2013, by which Jeremy can review whether all new owners have paid initiation fees. Jeremy will review the issue and email a report to the Board.

Cal reported the pool is on track to open. The pool company treated it on April 9th. The only issue he needs to look at is tiling around a drain that was cited by health inspectors last summer. The Board agreed to open the pool on Saturday, May 4th. A workday was scheduled for May 3rd to get the pool house and furniture ready. Weekly cleaning will start after the end of the school year. Marion asked whether he could direct Evenly Cut to mulch around the pool house and ready the irrigation system. Cal responded that it would be fine to do that any time in the next two weeks before opening. Walt asked who keeps the extra pool house keys; Laurie keeps the keys, charges \$25 for replacements, and ensures that those requesting keys are in good standing. Laurie will make sure new homeowners receiving keys have paid initiation fees.

Marion gave the Grounds report. A new rain gauge will be installed in the irrigation system this next week. He asked for permission from the Board to pick up a new gauge. Marion provided a map of common areas that shows which areas are mowed weekly and biweekly. Laurie stated that we may have another "no man's land" area two homes on Autry Ridge (between 624 and new construction to the right), similar to the one between 12924 Morgan Path and the house left of it. Marion reported that he'd noticed that homeowners are throwing yard waste (e.g., cut limbs and grass) into a common area between Phases II and III. He asked Laurie to send email requesting that homeowners stop; he requested that the wording acknowledge that groundskeeping costs will rise if the landscapers have to

remove yard waste before they can cut the common areas. Laurie asked if Marion knows about big cut limbs on the greenway parallel to Dixon Road; Marion knows about them and will call Town of Farragut this week. Marion noted weed grass growing along Quail Pointe that might require chemical treatments. Marion asked Laurie to send email asking whether there are any homeowners who would like to take over decorating the front entrance for the winter holidays, Easter, and July 4th, as well as to include it in the May/June 2013 newsletter. If a homeowner doesn't step forward, Evenly Cut will take on the responsibility at no cost.

****Email sent Wednesday, April 24th. Two homeowners have stepped forward, so it will not be put into the newsletter. The two homeowners will be thanked in the newsletter and a meeting will be set up by Marion between the two homeowners.****

Laurie provided the Social Committee report. The end-of-the-school-year pool party is scheduled for May 22nd at 1 p.m. It will be publicized via newsletter and email.

Walt reviewed the status of homeowners with visible satellite dishes. He reported that he has spoken with two of the four homeowners with the issue in Phase II, as given in February 2013. The board is aware of one other, installed in April 2013, who needs to be contacted. Walt wants to give these homeowners time to comply with Covenant 3.15 and follow up as needed. Marion reported on those in Phase I. Those homeowners have not been contacted as of this Board meeting. Phase III was not discussed.

Walt has spoken to homeowners on Rockwell Farm Lane about removing the tree stump in their front yard. They plan to do so in early summer. The Board has agreed to wait for compliance.

Laurie questioned whether it would be a good idea to put the neighborhood directory online so that people can look up contact info on their own; many people do not seem to keep up with their hard copies. She suggested that she ask Betty about how difficult it would be to convert the directory to alpha order and to ask Dave Harry about privacy issues. Cal suggested looking into password-protecting just that feature of the web site. It was suggested that Laurie send out email or put a request for feedback into the May/June newsletter.

Laurie suggested that she type a cover letter to put in welcome packets asking new owners to make sure they have paid the HOA's initiation fee. It will also inform new owners that the covenants and bylaws are online.

The Board acknowledged that Mr. Rhodes is now building on the foundations on Pine Meadows. A recent complaint about the construction interfering with the upper bus stop was discussed. All homeowners complaining about workmanship in the new homes on Pine Meadows, condition of the lots with foundations on Pine Meadows, and the bus stop issue have been given the necessary info to address their concerns individually.

Laurie reported to the Board progress made on complaints against the homeowners and occupants of a lot on Meadow Pointe Lane. The Board has fielded complaints of illegal activity and threats of gun

violence toward neighbors. Laurie talked to Captain Jeff Palmer and Neighborhood Watch contact Sharon Taylor over the winter, with results reported at the January Board meeting. At January's meeting, a homeowner on Laurel Brooke Lane reported that his sons were threatened with gun violence when they ran into the Meadow Pointe backyard chasing after their dog. The police report on that incident is not on the official record. Laurie followed up with Captain Palmer, with no change to advice. Laurie reported that two of her children were threatened in early April under similar circumstances. She asked whether the Meadow Pointe homeowners could be petitioned by the Board to trim down their privacy hedge so that people standing on the deck can be identified. Walt declined to grant that request. Laurie noted that Covenant 3.23 prohibits illegal activity at any home in the subdivision but does not outline consequences. The Board also noted that the incidents being rumored among neighbors are not on public record. Only a domestic violence charge is on record. The Board agreed that it cannot take action if the public record is scant. Walt asked Laurie to check the public record as it stands now, following an incident in mid-April in which the police were at the Meadow Pointe home overnight.

John Wade, homeowner at 624 Rockwell Farm Lane, asked the Board for permission to terrace the common area that lies directly behind his back fence. It is not being mowed by Evenly Cut, possibly because it is on a slope; individual owners currently share the responsibility to mow their own sections. He would like to terrace a 5-to-8-foot area. Jeremy noted that he mows the common area behind his back fence because he was getting mice and snakes on his property, even though Ruth Hawke of Town of Farragut has asked the HOA to keep the common areas natural. Jeremy and Cal stated that they would consider the terrace Mr. Wade proposed an improvement over what the area looks like now, and the Board approved his request.

The next Board meeting will be scheduled for July.

Walt adjourned the meeting at 8:40 p.m.