

**Rockwell Farm HOA
Board Meeting Minutes
April 17, 2016**

Board members present:

Glenn Coppock, Rachel Chenot, Ed Saunders, Laurie Varma

Homeowners present:

Chris Goodacre

The owner at 436 Rockwell Farm Lane joined us to speak about his pool build. The Town of Farragut requires several inspection points and initial permitting (electrical, wiring to lighting, circulating system, plumbing). He doesn't think there's a groundbreaking permit, but Town codes officials check before grading. The builders will probably haul away 4-5 cubic yards of soil. Neighbors on each side know they are putting in a pool. They do not plan to share a fence line; their south side neighbors had approached them about doing so. Ed asked if we wanted to keep permits on record. Glenn read the building-related covenant: two copies of any building plans are required. The owner agreed to provide the building plans; he will send an electronic copy to the HOA Gmail account. They are planning to use one of the major fencing companies. The Board decided that we'd require two copies of the plan and not monitor past that. Chris asked about preferences for style of fence; Glenn said wood is the preference, but the Board acknowledged that metal has been used. Ed said his understanding is that the main point of the covenant is to avoid chain link fencing; Glenn concurred.

Grounds Update

The tree that fell on the edge of the retention pond by 400 Rockwell Farm Lane has been replaced. The tree that fell on HOA property beside 617 Autry Ridge was removed by the Town of Farragut. The light out on the righthand stone sign at the front entrance will be handled late this coming week. Glenn said we need to create a plan for removing trees at the front entrance.

Pool Update

On April 27, the pool will be drained, and Quality Pools will fix the crack. Glenn will take a picture of the crack. On April 29, Quality Pools will come back and refill the pool. The repair needs to set until May 3; after that date, the chemicals will be balanced and the pool can be opened. Ed pointed out that the water bill will be significant.

Evenly Cut has contacted Justin about their yearly pool deck pressure wash service. The Board considered the question of whether to skip the service this year. Rachel and Ed voted to skip. Rachel said we should rebid landscaping next year. Rachel had the heat checked. The register is off by 2 degrees. Rachel recommended changing the A/C lockbox; Ed seconded the idea. Rachel said she could handle having it changed. Laurie noted that the front entrance to the pool house is looking like it might need attention (condition of wood doorframe, fresh coat of paint). The Board may look into an estimate on the doorframe; Glenn thought the woodwork looked OK. The A/C will be kept turned off this summer unless we have a party scheduled.

Treasurer's Update

Of 178-179 lots, 158 have paid dues, and 4 contacted Ed to set up a payment plan. Ed has set up payment plans for 6 months' length. Ed hasn't heard from 16-17 owners. Walt contacted Ed to inform him that the late fees were stated incorrectly in the dues notices; 4 people already cut a \$300 check, so Ed will work on reimbursing them. Ed asked when we wanted to contact the 16-17 people he hasn't heard from about a late fee. The Board agreed that Ed would send out late notices around the end of April; liens will be imposed at 3 months.

Secretary Update

The Neighborhood Sale ads have been placed. An Old Stage Hills HOA representative contacted us to share advertising. They will pay half the cost. Total cost of advertising was \$66.12. Ads were placed in *Knoxville News-Sentinel* and *Farragut Press*.

Kelly Tulk has agreed to run the End-of-School-Year pool party on May 19th. Laurie will firm up the time with Kelly and advertise on the message board and by email.

The next newsletter will be out in early June.

Glenn and Laurie awarded the 2015 Neighborhood Beautification grand prize award to the Grimes/Nix family on Morgan Path Lane. The contest program will not be continued.

Issues of Concern

Impending foreclosure at 645 Rockwell Farm Lane: HOA Gmail account received email of concern and then requests for the HOA to consider mowing the lawn at the home, which has been left empty by the owners. The lawn is 8-12 inches high as of today's date; Laurie has been communicating with the Town of Farragut. A Citizens Request can be filed when most of the lawn is 12 inches tall. Anyone can monitor through KGIS Online for the responsible bank as the home goes into foreclosure. Laurie will file the Citizens Request and keep up with the responsible party investigation. With past foreclosures, the lawn was mowed by nearby homeowners who did not attempt to ask for mowing to be handled by the HOA. Glenn stated that if we take on responsibility for this house and 10 more houses go to foreclosure, the HOA can't afford the expense; it is better not to take on this responsibility. Laurie will send email to affected homeowners from Morgan Path to end of Rockwell Farm Lane.

Barking: The Board discussed contacting the dog owners at 324 Quail Pointe Road re: complaints from 318 and 330 Quail Pointe (i.e., next-door neighbors on both sides). The Board agreed this past winter to serve a covenant violation letter for nuisance (Covenant 3.23), with a lien placed if the complaining neighbors provide a record showing lack of improvement. Rachel will talk to the dog owners in early May. Laurie suggested letting them know nuisance barking is a misdemeanor with a monetary fine of \$50-150. The family has owned the dog a little over a year; it has barked in violation of county law the whole time. The family is aware the dog is bothering the neighbors. According to the complaining neighbors, the dog owners agree to make changes or say they don't know how to handle a dog, but then they do not do anything differently. The complaining neighbors also report overgrown bushes and two sightings of snakes. They have been told that the HOA will wait until the bushes are over their line to act.

The Board agreed to a tentative date of July 24 for the next Board meeting.