

**Rockwell Farm HOA
Board Meeting Minutes
July 24, 2016**

**Board members present: Glenn Coppock, Justin Brown, Rachel Chenot, Ed Saunders,
Laurie Varma**

Guests: Chris Vose (Evenly Cut)

Glenn called to order at 7:00 p.m.

Pool:

The pool has leaks, discovered following the patch done this past spring. We've also had reports of cuts to feet on the pool bottom; needs resurface and possible tile work. Insulation in boy's bathroom needs work, and the roof is sagging in pool house main. Rachel said she likes Quality Pools, but the covenants require three bids. The work is estimated at \$13,000. Rachel will have companies come to view issues and provide bids in August before the pool is closed. She is thinking about closing the pool for the season in mid-September.

Rachel has arranged for someone new to do the weekly cleaning; the established lady is not answering calls. Ed said she's been paid through June. Rachel will ask the new person about cleaning the pool house windows for a small fee.

The group discussed recent homeowner questions about neighborhood surveillance. Four of the cameras are operating, and two are down. The status of the camera at the exit lane is not known.

Laurie sent HOA email to ask for volunteers to help assess the status of the surveillance system; a homeowner in the third phase offered to help, and Laurie passed his contact info on to Rachel.

Grounds:

Justin presented info regarding tree replacements at the front entrance. The Town of Farragut requires that if a tree goes down, it be replaced. Petree Arbor was consulted. They said if we wait too long, the overall project cost will go up exponentially. Petree suggested the issue be handled within a few years. Rachel said the covenants require us to procure three bids. Chris Vose said he was part of a bidding process last year for a similar issue and gave a bid far lower.

Petree suggested bushes to replace the existing trees. Ed asked if we have to dig up roots if we cut trees at the trunk and replace with bushes. Chris said that cutting the tree low at the trunk is an option, and it is much less expensive. Ed suggested we agree on what we want to do so we can begin to get bids. Cutting down trees low on the trunk and replacing with bushes meets Town of Farragut requirements. All agreed to move on this option.

Justin gave an estimate of \$13,000 for replacing the trees at the front entrance only (replacement of trees around the lower retention pond has not been priced) and asked when we want to start the job. He also raised the question of how many bushes we need to replace the trees. Rachel suggested we meet in early September to consider a number of issues. Ed said we have \$20,000 in savings, and the number of home sales is high so far this year. Glenn suggested we may need to do a special assessment rather than raise dues. Glenn suggested meeting in mid-September. The group agreed to meet September 11, 2016, at 7:00 p.m. at the pool house.

The tree beside 336 Rockwell Farm Lane needs to be removed; it fell during a recent storm. We need to wait to replace until fall.

The tree has been removed and replaced.

Treasurer:

Ed will email a budget report to the Board; he's having a little trouble with Quickbooks. Rachel suggested calling Jill Harry if he feels she can help.

Ed reported on initiation fees received to date. The only outstanding initiation fee is for 12932 Laurel Brooke Lane.

Ed reported on overdue dues to date. We had five properties overdue 2 weeks ago; we are down to two that haven't contacted Ed at all. Ed will send a letter informing them a lien will be placed. Three homeowners are on a payment plan. The homeowners at 400 Willowcrest still owe \$200 and have a sale pending.

Laurie saw a moving truck at 400 Willowcrest the week of 8/8/16 and sent email asking the homeowners to have their closing company contact us. Ed was cc'd. The homeowners have not responded. The HOA has been contacted by the new owners, who are in the house.

Ed asked Rachel to give him a cue to pay the pool house cleaning service. Rachel will set up some kind of record/email/text.

Secretary:

Welcoming and subsequent updates to neighborhood records are up to date.

The group discussed how to recruit new Board members. There are two positions anticipated to come open in October 2016. Laurie has contacted 13 people to ask if they would consider being on the ballot, and all have said no or not responded. Glenn said we should use the attendance log from September 2015 special meetings to seek nominations for this fall's elections. Rachel said she will send Laurie names to contact.

Rachel has since decided to contact people involved in the special meetings herself.

Laurie discussed a number of homeowner concerns/reports that have been emailed over the past 2-3 months:

1. Steel rebar in lower retention pond: Laurie called the Town of Farragut to ask whether the Town has jurisdiction over what happens to the rebar and to ask what they suggest as a course of action. The reporting homeowner had asked us to cut it off at ground level. The Town suggested it be pounded into the ground rather than cutting it off; they also reinforced their rule that there should be no activity on retention ponds due to erosion and stormwater quality concerns. The Board decided to let the homeowner know he could pound it down if he wanted to, but that it shouldn't be cut off.
2. Speed bump test: Following a note in the Summer 2016 newsletter, a homeowner asked about applying for a speed bump test. Laurie replied to the homeowner that we had two separate tests done about 5 years ago, and we did not qualify in either case. It is unlikely we would qualify for speed bumps. The Board declined to pursue application for a speed bump test.
3. Animal control sign: A homeowner suggested we pursue erecting an Animal Control sign that cites the county nuisance code and states "Call 215-2444 to report." Laurie followed up with the Town of Farragut and the county Maintenance Department and has found that the Town will not approve such a sign and that the county cannot erect such a sign because they do not have jurisdiction. The HOA could consider erecting a sign on their own, but it can't be erected on the pole for other "legal" signs. The Board decided against pursuing this idea on the grounds that the isolated incidents don't justify the cost.
4. A homeowner reported that the lightbulbs in/around the pool house are not functional. The homeowner offered to help with this issue. His contacts have been sent to Rachel to follow up.
5. No Man's Land behind back fence at 12936 Laurel Brooke Lane: The homeowner plans to have their fence replaced, but the area between their back fence and the greenway path running between Phases I & II has not been maintained by the HOA and is growing through the fence. The homeowner possesses a letter from the Town of Farragut stating this area is HOA responsibility. (The developer used to bush whack the area once a year when they were still in the neighborhood.) The homeowner is having a 2-3 foot area against the fence bush whacked at their own expense so the fence can be put in (fence company requires). The homeowner petitioned the HOA to add bush whacking a 2-3 foot area on a yearly basis. The Board agreed to take on this responsibility; this new expense will have to be added into the 2017 budget.

Covenant Discussions:

Justin asked if there is a complaint process/form that starts the complaint process and helps keep a record. He suggested something to document and control the process, perhaps an area on the HOA web site to link to a form or a fillable form. The suggestion was made that the newsletter state that homeowners need to deal with their neighbors, not depend on HOA to solve disputes.

Decision on lean-to on Laurel Brooke Lane: Glenn said that the lean-to is behind a tree out of view and uses the back fence as a fourth side. It houses extra wood boards for yard projects and a push mower. The structure was visible from a backyard neighbor's property and reported by that homeowner as a complaint to the Board. Glenn recommended that there be no further action on this issue, and the group agreed.

Laurie informed the homeowner that there will be no further action.

The willow overhanging the road on Quail Pointe has been cut back.

The strip of land behind fences at four houses on Heathland have become overgrown (~3ft tall weeds in some places). This area is homeowner responsibility; neither the Town nor the neighborhood landscapers are maintaining this. Laurie asked the group for approval to deliver letters requesting the homeowners cut the area.

Letters were delivered the week of 8/8/16.

Rachel mentioned mopeds being ridden through the neighborhood by middle school age boys. This is a recurring issue over the last few years; Rachel said she has fielded complaints recently. She said that they are underage to legally ride a moped, according to Knox County law (age 16). The Board agreed that if complaints come in, it will direct the complaining homeowners to call the police to report it.

Laurie asked the group for approval to deliver letters to several houses on Heathland whose siding is green with mold. There are also two mailboxes that need to be prompted for repainting. The Board approved delivering these letters.

One of the mailboxes has been painted since the Board meeting.