

Rockwell Farm Homeowner's Association Board Meeting

January 29, 2012

Meeting Minutes

Board Members Attending: Rich Pierre, Marion Loper, Jeremy O'Dell, Calvin Beasley, Laurie Varma

No HOA members attending.

Rich called the meeting to order at 7:00 p.m.

Meeting minutes from the October 27, 2011, and November 13, 2011, were approved.

The board reviewed the proposed budget for FY2012, and it was approved following discussion.

Jeremy and Calvin were contacted by Jill and Allison this week about handing over records pertaining to treasurer and pool house responsibilities. Jill should be handling turning over signatures at the bank, and Calvin will follow up with Allison about the pool house roof repair. By phone, Jill stated that the pool deck has been repaired and the furniture has been replaced, leaving the roof repair. Jill also stated that the money for the roof repair has not been issued by State Farm yet. Calvin read from Allison's notes that the estimate for the roof repairs is \$17,000. Rich stated that we should have three bids for the roof repair. Jeremy will give the HOA his bid shortly. Rich stated that Jeremy can bid on projects as long as other bids are also procured. Calvin stated that he will gather information from Allison regarding the pool house repair, make calls, and bring proposals to the next board meeting.

Rich stated that the HOA's reserves total about \$35,000.

Jeremy and Marion recommended the HOA hire a new electrician, Larry Ashley of Ashley Electric. He has insurance and a license, has shown trustworthiness, and charges \$55/hr. The board approved the hiring of Mr. Ashley. Jeremy stated that he would like the board to consider adding fuse boxes to the outside base of the streetlights so that we can handle repairs without having to coordinate with the utility company.

Rich updated the board on the front entrance repair. The committee submitted specs for the project to five contractors and received one. Jeremy stated that his company needs to turn in a bid; he is waiting for the dollar amount of the brickmason's labor. He commented that the job is rather expensive given the presence of two signs, the use of stone, and the inclusion of a fountain logo.

The board set the dates for the egg hunt as April 1, 2012, and the neighborhood yard sale as April 21.

Rich asked Jeremy to put up the new Neighborhood Watch sign.

The board reviewed covenant violations. There is an ongoing issue with a fallen tree on the property at 355 Rockwell Farm Lane. The board has taken action with the homeowner and the Town of Farragut to resolve the matter.

Rich and Marion discussed finding archery target practice equipment in the retention area by the pool house. Covenant 3.24 prohibits dangerous hobbies, and any allowed activities would need to be cleared through the HOA. Laurie was tasked with sending email to the neighborhood stating that the equipment is to be removed and the prohibited behaviors should stop. Laurie noted a trashy area along the Dixon Road side of the greenway that has appeared to involve kids playing in the bramble. Laurie was tasked with sending email asking homeowners to ensure that kids clean up after themselves if they play along the greenway.

Laurie was tasked with sending email to the neighborhood requesting that homeowners with all hailstorm repairs completed take down their company signs. Laurie was tasked with directing a new buyer in the third phase who had emailed about fence covenants to our online link to covenants and specifically to Covenant 3.6. They will be given Rich as a contact.