

Teagues Grove Home Owners Association

Board Meeting – April 13, 2014

Meeting Minutes

Present were Kent Baker, Cale Lawson and Russ Woolard. Also attending was Jason Dennison, Chair of Architectural Review, and property owner Abbie Tapp Pearson.

The meeting was opened at 8:00 PM.

New Business –

Vehicles parked in the street – TGHOA has received several complaints regarding vehicles parked in the street by property owners. An accident occurred last week as a result of a vehicle being parked in the street. The Covenants and Restrictions, Section 11.2.3 addresses repeated road parking by property owners. A policy letter will be distributed in the next few days reminding property owners of the danger to their vehicles and also the danger it presents to children who may be playing nearby.

Signage – Several complaints have been fielded regarding signs in the yard (s) and in the common areas. The Covenants and Restrictions prohibit any sign in a property owner's yard other than a For Sale or For Rent sign. The Board agreed to remind property owners by Face Book, email and our website.

Trailers – The Board has received complaints regarding trailers in the driveways and yards of Teagues Grove owners. This will be addressed in a reminder through Face Book, email and the website. Those in non-compliance with the Covenants and Restrictions will be sent a reminder letter.

Vandalism / Theft – Kent Baker agreed to distribute a warning to residents to be on the lookout for suspicious activity. He will also remind residents to keep vehicles locked and garage doors secured. Residents should first contact Knox County Sheriff's Department and then contact Kent Baker via email so that he can continue to track incidents.

Pool Opening – Our pool vendor, Sparkle Pools continues to treat the pool water and will notify us when they believe the pool is swim ready. Russ Woolard believes this will occur in early May. Our vendor maintains the pool twice weekly.

Pool Furniture – Jason Dennison recommended that the board look into purchasing a picnic table for the pool area. The board voted unanimously to purchase a picnic table in the next few days. If this table fits our requirements, more will be purchased.

Pool Replastering Loan – Kent Baker reminded the board that the loan is for \$226.00 monthly. TGHOA is paying \$400.00 monthly in order to accelerate the pay down on the loan. We expect to payoff this loan in approximately 10 months. (It was set up originally on 36 months in April 2014.)

Pool Parties – Owners will be reminded that parties may be scheduled in non-prime time hours only on Saturdays and Sundays after 5 PM during the months May through August.

Architectural Review – Jason Dennison noted that he has reviewed several fence installation requests and that several home modification review requests will be forthcoming. The Board was asked to remind residents of the requirement to notify the Architectural Committee as they prepare plans to modify their property. The process is explained in the Covenants and Restrictions on our website.

Pest Control – our vendor PestLink has started to spray for a variety of pests around the pool area. This spray program goes through October of each year.

Landscaping - Russ Woolard has requested input on landscaping for both berms on the north and south sides of the entrance. He noted there is an inexpensive plan to place evergreens on the north side. We will also replace the shrubbery lost to disease on the north side of the entrance. Jason Dennison will obtain a quote from Kellums to provide landscape rock for the hillside that parallels Wineberry Road and the pool fence. Our plan is to relocate the cottoneasters and install the rock in this space. Due to the grade of the hill, mulch will not stay in place. The rock installation will be a one time expense and reduce weeding and pruning. The Viburnums will remain in place. They will soon provide some privacy to pool users from passing vehicles.

Turf Management Program – Russ Woolard noted that we are using The Weed Man to make seven applications of weed control or fertilization on the common areas this year. This approach will save TGHOA much expense over paying someone to buy multiple bags of fertilizer and weed control product time and time again.

Tree topping – Cale Lawson to contact Edwards Tree Service for a quote to top all of our Leyland Cypress trees that border the pool. Topping should encourage leaf growth at the bottom one third.

Old Business –

None

Treasurer's Report

Kent Baker's 2015 expenditures, budget and payouts can be viewed on the website.

Notes

The Board will meet again during the 3rd week of June at 8:00 PM. The Board will normally meet the 3rd Thursday of every other month. The meeting was adjourned at 9:20 PM

Respectfully Submitted by the Secretary,

Russ Woolard