

## **Teagues Grove Home Owners Association**

**Board Meeting – June 30, 2015**

### **Meeting Minutes**

Present were Kent Baker, Robert Stacey and Russ Woolard. Several home owners were in attendance.

The meeting was opened at 8:00 PM.

#### New Business –

Paving – Discussion focused on whether homeowners wanted repaving. Russ Woolard explained the process. An email was sent to the Knox County Highway maintenance Department asking what the process was. Knox County Highway maintenance responded that they would send an evaluator to look at the road surface and score it. If there was a high enough score then they would place it on the Capital projects list for future funding. Within a day of our meeting Knox County had evaluated the street surfacing and determined that it did not meet their scoring criteria for repaving. Later in the week they repaired some degraded surfaces.

Dues Increase discussion – Several homeowners in attendance were in favor of increasing dues in order to take care of needs such as landscaping and new pool furniture. No amount was identified for an increase. Some homeowners desired a one time charge to each property to satisfy needed improvements The 2016 budget will be discussed at a future board meeting. Interested parties were instructed to have written estimates for improvements at the next scheduled board meeting.

Community Socials – homeowners voiced the need for community socials. Tracy Ellis was asked by Robert Stacey to assume the chairperson role for this.

Pool loan – The Board discussed the process of where TGHOA is with the current pool loan that was taken out to satisfy the pool repairs. Four of the five current board members signed for this loan. Kent Baker reminded the board that the loan is for \$226.00 monthly. The loan is being paid off at \$400 per month and will be paid off in the next ten months (It was set up originally on 36 months in April 2014.). Until the loan is paid off the board has deferred discussion on new pool furniture. After payoff the HOA's financial health will be much improved.

Architectural Review – the board reviewed a new home plan and rejected the initial plan. The homeowners responded with an acceptable plan that conformed to the traditional style of the neighborhood. 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 continues to spray for a variety of pests around the pool area. This spray program goes through October of each year.

Christmas lighting – front entrance – this was discussed and Tracy Ellis has taken this project for action.

Landscaping - The irrigation system needs to be inspected by an electrician. Three new Otto Luken plants were purchased to replace those at the front entrance that had died. A landscaping master plan was discussed. The front entrance, the median and the pool hill slope require upgrades. Cathy Best was appointed Landscaping Chair Person. The job description for that committee is posted on the HOA website. Russ Woolard provided an excel spreadsheet and a word document with hyper links identifying plants as recommended by landscape designers at John Deere and Beaver Creek Nursery. That information was distributed to board members. A written plan is to be presented at the next board meeting.

#### 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 as determined by Robert Stacey. The Board will normally meet the 3<sup>rd</sup> Thursday of every other month. The meeting was adjourned at 9:10 PM

Respectfully Submitted by the Secretary,

Russ Woolard