

Teague's Grove Home Owner's Association Board of Directors

August 6 Meeting Minutes

Date & Time: Monday, August 6, 2018; 8:15 pm – 9:15 pm (EST)

Board of Directors		Homeowners Present	
√	Dan Eillis	√	Shane Smith
√	Jamie Bauknight		
	Russ Woolard		
√	Kent Baker		
√	Abbie Tapp-Pearson		

Minutes

Responsible	Task/Action Item	Status/Due Date
Board Members	<p><u>HOA Owner Meetings</u> The Board decided to remove the October HOA Owner Meeting due to the HOA BOD meetings being open to all homeowners.</p>	Report
Board Members	<p><u>Committee Reports</u></p> <ul style="list-style-type: none"> • Architecture: No update. • Landscaping: <ul style="list-style-type: none"> ○ See the Landscaping Cleanup Day Report at the end of the minutes. ○ The landscaping committee will address the lilian cypress trees in the fall. ○ The homeowners directly beside the pool are allowed to cut the tree limbs that hang over their property. • Social: <ul style="list-style-type: none"> ○ Baskets are now being distributed by this team to new homeowners. • Finance: See budget on TG website for further budget information. <ul style="list-style-type: none"> ○ The finance committee is working on using a new template to maintain and report budget. ○ We have received approximately \$580 voluntary donations for pool furniture (this includes the old furniture that was sold). ○ In 2019, we will need to buy a new pool filter (\$2800; it is at EOL), put rock around the grill area at the pool, seal the pool parking lot and build a new roofed fence around the pool pump. Shane and Dan agreed to build the new fence to save money. • Pool: <ul style="list-style-type: none"> ○ Dan will haul off the rest of the broken chairs, lounge chairs and two tables. They are not able to be sold. ○ Abbie will call Sparkle pools about the broken ladder. 	Reports
Board Members	<p><u>Covenant Revisions</u> The BOD will meet September 10 to draft amendments to the covenant and to define BOD operating procedures. No formal decisions to proposed processes were made.</p>	Update

Landscaping Report (provided by Russ Woolard):

July 28 – Cleanup day – Charlie Caylor and Russ Woolard added an additional 2x4 brace to support the pool pump enclosure fence. Also trimmed the gate post to permit easier opening of the pump area gate. This should stop the damage to the PVC and copper fittings of the backflow preventer.

Shane Smith, Russ Woolard and Kurt Butefish completed the pressure washing of the entrance column caps (3 hours). Cut and removed the white oak branches that were hanging over the caps on the south side.

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Resealing of the pool parking lot – quotes have been solicited from several paving companies to reseal this area. We currently have 2 quotes. This could be delayed into 2d quarter 2019.

Pine tree removal – a white pine at the pool parking lot is now dead and needs to be removed. We have removal quotes from Edwards Tree Service, East Tennessee Tree Service and Fox Family Tree Service. Additional quotes have been solicited from other tree removal companies and are pending onsite evaluations. The dead tree is of no immediate threat to fall. This could be delayed into 1st or 2d quarter 2019.

Planting beds – Qualls' mowing crew is spraying the beds (entrance and the circles) for weeds on each visit.

Pine tree buffer between the first house and the pool access road – Qualls' mowing crews removed most of the undergrowth and poison ivy 2 weeks ago. They will be spraying this area for the next few weeks to kill the poison ivy and reduce the undergrowth.

Irrigation – we have three irrigation zones. One zone for each side of the entrance and the one to cover the median. Rainscapes will come onsite on August 10 to install a rain sensor which will prevent the irrigation from activating when it is raining or we have recently had rain. We have reduced the number of irrigation days to 3 days per week.

Arborist Report

Curtis Casciano of Consultree was onsite again to evaluate the Otto Lueken shrubs on the north side of the entrance. While onsite he also provided an evaluation of the other trees and plants.

North side of entrance – Otto Luekens – obvious damage from the pest identified as the Peachtree Borer (Clearwing moth). These borers have left the host plant (at least 2 years ago) The peachtree borer has as its most common host, the peach tree. It also attacks the cherry laurel family (Otto Lueken). The arborist recommended that we treat any exposed roots, the trunk and lower limb scaffold of these shrubs with chlorpyrifos or Lindane in April, late May and August 1. He also stated that removal of the mulch from the trunk was an immediate requirement to reduce stress on the plants and prevent a moist environment for this pest. He saw no reason to remove the Otto Lukens on the south side of the entrance, as they are healthy and have not been attacked. He explained that the peach borer is relatively lazy and to this point never crossed to the other side to attack those laurels and there is no reason to believe that the pest is still in the area. The only visible evidence are the tunnels in the trunks of the affected shrub and the healing that the shrub attempted.

- He recommended that we wait until November to plant replacement Otto Lukens.
- Dig up and re-center the existing Otto Lukens and raise them 3 inches above grade. Replacement costs would be approximately \$240.00 whereas total replacement of all shrubs with a holly substitute (recommended by Site One) would cost about \$1,000 minimum.
- He also recommended that the Otto Lukens on the south side receive a trimming in May 2019 to match the newer plant size (if decided to go this route) on the north side.

The arborist also recommended that we do not prune the white pines in the row between the first house and the pool access road. Further, he stated that the crepe myrtles are healthy and to not do any top trimming. He recommended a light thinning out of the trunks of the crepe myrtles and some horizontal trimming of the Leyland Cypress trees. The arborist also evaluated the Cotoneaster ground cover and the Viburnum shrubs along the pool as healthy with no recommendation.

The Lirope grass in the median end caps need fertilizer (10/10/10) but are otherwise healthy. He recommended that we maintain irrigation on the median as the asphalt is drying out the moisture in both the Bradford Pear trees and the Lirope grass. He mentioned that the Bradford Pears are slowly dying and the only thing keeping them alive at this point is irrigation. He further stated that when replacing the Bradford Pears that a landscaping company be used to prepare environmentally suitable planting holes due to the amount of clay and gravel currently in the base.

He also evaluated the maple trees in each of the two circles and deemed them healthy and had no recommendations.