

## Teagues Grove Home Owners Association

Spring Meeting – June 14, 2012

### Meeting Minutes

Present were Vice President Tom Buckner, Treasurer Kent Baker, member Robert Stacy and Secretary Russ Woolard. Absent was Lindsay Rauhuff. Homeowners present included: Cale Lawson, Joe Anderson, Ruben Roybal, Tam Ha, Bill DelCul, Kurt and Susan Butefish, Jason and Emily Dennison, Angie Daniels, Lisa Buckner, Brett Pate, Tracy Ellis, Charles Caylor, Greg and Kelly Horner, and Todd Parrott.

The meeting was opened at 7:10 PM.

#### New Business –

Kent Baker will post board meetings on web site so that home owners can attend if they so choose. Owners may observe and may be given a specified time to air grievances or recommendations.

Kent Baker stated that **Block Captain assignments** were all complete.

Tom Buckner stated that the HOA will need to **resurface the pool** probably in 2013. The Board authorized moving \$5,000 annually from general use to a reserved cost center for pool repairs. We believe that the repairs could cost between \$7,000 to \$10,000. Vendors are being contacted for site visits and long term quotes for planning purposes.

Greg Horner is willing to install a **light on the back of the pool house**. Greg will perform a site survey and discuss the scope of requirements and generate a cost estimate for approval.

**Pool noise** after 10 PM was discussed. Some owners suggested that the pool rules be printed up and passed out to all homes. It is noted that the pools rules have been posted on the side of the pool house for the last 7 years and they are posted on the website. Pool hours are from 9 AM until 10 PM.

Several owners complained about vehicles being parked on the street. Robert Stacy will explore Knox County ordinances.

In regard to security, Robert Stacy requested a vote of homeowners present **on cutting down the pine trees** that line the road side of the pool and install ornamental grasses and other plants such as Otto Lukens or English Laurel, etc. Tree service quotes from well known tree service companies have been received. A homeowner recommended a vendor that does this on a part-time basis. It was noted that any vendor must be

licensed and insured to perform these services and provide the scope of such services in writing. A landscape plan will be required prior to any work being done. Arborists recommend that the trees be removed in October. The motion passed with one dissenting vote. Homeowners who were not present at the meeting have 2 weeks to object to this action.

Tom Buckner suggested that the **Covenants and Restrictions are too severe** and that property owners should be allowed to park boats in their driveways at anytime for any duration, install permanent basketball goals, build outbuildings as well as install satellite dishes at any location on their residence. Some property owners commented that there is a fine line on this and that they did not want to permit unregulated actions to occur. They stated that if the HOA becomes too lax, property values will decrease. Further, that all TGHOA owners understood that Teagues Grove had covenants and restrictions when they purchased their homes. Robert Stacy will draw up specifications for proposals. For any change to the Covenants and Restrictions, 90 percent of the lots must approve passage. A proposed ballot will include all of the proposed changes. No time frame was established for this to occur.

Regarding **outbuildings** , Robert Stacy has investigated this with an adjoining subdivision. Robert stated that we must develop a standard for outbuildings with some restrictive guidelines. It was recommended that an outbuilding specification proposal be presented to the owners. Art XI para 11.1.7 describes the prohibition of outbuildings as well as satellite dishes If the owners want to move forward the Board will prepare a motion to do so. Several owners stated that they moved here with the understanding that the Covenants and Restrictions would be enforced and that if an outbuilding proposal passes, the Architectural Committee must enforce the approved standard.

The **Architectural Committee** was discussed. Owners wanted to know who has been the approving authority over architectural changes to homes within Teagues Grove. These reviews have been accomplished by board members via email when contacted by property owners for changes. It was noted that some homes have undergone modifications without approvals, i.e., fencing. Jason Dennison volunteered to chair the Architectural Committee. It was noted that Architectural Change forms have existed on the website for at least 5 years.

**Traffic Calming** was discussed again. Kent Baker explained what the process entails.

- 1) We take the petition which has each homeowner's name and address for each lot they own. Each homeowner approves/opposes the petition for each respective lot they own. So homeowners that own 2 lots will have 2 votes. We have to have 50% approval based on the number of lots. There are 65 lots total. That would mean we would need 33 houses to approve.

- 2) If the above passes, Knox County Engineering does a preliminary traffic calming design plan.
- 3) Knox County will conduct at least one design meeting with the subdivision.
- 4) Based on the input at the public meeting, Knox County Engineering will finalize the traffic calming plan and distribute ballots to property owners.
- 5) Installation requires a 70% approval of the returned ballots. So if they only get 10 ballots back, 70% approval would be 7 homeowners. Balloting usually takes 8 weeks.

All property owners present at the Spring meeting signed the petition approving moving ahead to engage Knox County to perform the study.

Yard signs advertising significant events such as Homeowners meetings and Board meetings and other events are being priced.

Property owners questioned the 1353 property as to who is the owner and where are the tenants. The owner is an absentee landlord. We understand relatives may occasionally live there. Several weeks ago the owner was served with a written notice to cure the unsightly yard at 1353 and was directed to comply with our Covenants and Restrictions.

Several property owners asked that we price plastic pool furniture to replace some of the current furniture which is quickly deteriorating. Russ Woolard to price.

Kent Baker purchased a roll around trash can for use at the pool in order to bring the trash to the Woolard's home.

Robert Stacy reported that he approached Paul McKee for quote for **camera and a gate scan device**. The camera would cost approximately \$1700.00. The card scanner would cost between \$1700 to \$2600.00. Some property owners mentioned that the trespassing problem has not been as bad this year as it was last year. Russ Woolard will look into pricing a different type lock from FM George that accepts a key that can only be duplicated by certified individuals.

Some property owners have asked for 2 keys per family. Lost keys are replaced at a cost of \$5.00 per key.

Questions were raised about **socials**. Emily Dennison will chair this committee.

### Treasurer's Report

Kent Baker reported that the Association has \$8,662.50 in The Community Bank as of June 14, 2012. Kent reported that our expected revenue is \$11,801.30 through the end

of the 2d quarter. Our expected expenses are \$3,762.00. The estimated balance ending June 30<sup>th</sup> is \$8,039.30.

### Notes

The Board agreed to meet again on Thursday July 19<sup>th</sup> at 7:00 PM. The Board has scheduled bi-monthly meetings. The Board will normally meet the 3<sup>rd</sup> Thursday of every other month. The meeting was adjourned at 8:40 PM

Respectfully Submitted by the Secretary, Russ Woolard