

TEAGUES GROVE HOME OWNERS ASSOCIATION
BOARD MEETING
Minutes
MAY 2, 2009

Meeting was called to order at 9:15 AM by John Hoyle, President. Other members present were Kent Baker, Tom Buckner, Robert Stacy and Russ Woolard.

- **Architecture** – John Hoyle stated and discussion followed that an Architecture Committee must quickly be filled with 3 to 5 homeowners as required by the Covenants and Restrictions. Currently 3 Board members serve in this capacity. One Board Member would serve on the Committee to ensure oversight and adherence to the Covenants and Restrictions.
- **Covenants and Restrictions** – John Hoyle also identified several areas of concern within the Covenants and Restrictions. Members are needed. Of concern are all areas of the Covenants that “Developer” remains in the language, i.e., “Section 3 paragraph 3.2 Title to Common Area. The Developer shall retain the legal title to the Common Area until such time it, in the sole and exclusive discretion, shall convey same to the Association.” Robert Stacy will contact Bob Mohny, President of Saddlebrook to determine if Saddlebrook will agree to a quit claim deed removing Saddlebrook from any rights within the subdivision or the common areas including the pool.
- **Pool**
Pool keys are available for new families. Email or call Russ Woolard at rw3305@att.com or 938-5697. Pool vendor will start spring cleanup tasks in order to open the pool before Memorial Day weekend. The vendor will also install a drain safety cover to be in compliance with federal safety standards for swimming pool drains. The Plumbing vendor has turned the water on and reinstalled the backflow preventer within the pump enclosure. A pipe in the restroom was repaired due to general deterioration. Kent Baker stated that the Pool license from the Department of Health of Tennessee has been received for 2009 at a cost of \$340.00.
The rest rooms will require painting this season. A new pool cover will be required at the end of the 2009 pool season costing approximately \$1,600.00. This is a line item in the 2009 budget. New flooring is

required for each restroom. Approval was granted to proceed. Bids are being received.

- **Landscaping** – It was approved that the pine trees will be removed from the road side of the pool and replaced with Leyland Cypress trees identical to those on the west and east sides of the pool. Tom Buckner will oversee the cutting of the trees and Russ Woolard is to obtain tree pricing.
- **Social Chair Person** – Emily Dennison and Kelly Hoyle were nominated and approved to be co-chair persons to further family and community support. Social functions will continue to be supported. A late spring barbeque will be scheduled at the pool for the first weekend in June 2009.
- **Newsletter** – Kent Baker will continue to edit the quarterly newsletter.
- **Web site**
Kent Baker will place a voting button arrangement on the web site so that homeowners are able to vote on recommended changes to the Covenants and Restrictions.
- **Landscaping Committee** (Pam Headrick) was forwarded nominations for 2d quarter Yard of the Month interest.

Treasurer's Report

- Kent Baker presented the budget. Please access at http://teaguesgrove.com/main/dues_budget.htm We are presently over budget by \$1,170.00. Electricity and water costs have increased over 10 percent annually. With the expenses continuing to rise we have no “rainy day” reserve. The dues have remained at \$300.00 annually per lot for over 10 years. Robert Stacy recommended that the dues be increased by \$5.00 per month per homeowner. This was unanimously approved. Annual dues are now \$360.00. This will become effective with the 3rd quarter 2009 dues billing.
- Late fees were discussed. Late fees are enforced as required.

- A pool reservation policy will go into effect starting with this season. A \$25.00 charge per event will be required in order to reserve the pool for not more than 2 hours duration.

Architectural Committee Report

- John Hoyle and others discussed the duties and the scope of this committee. Need to add 2 to 3 homeowners to this committee. John Hoyle assumed responsibility for serving on this committee and will contact homeowners to serve. There will be one Director assigned.
- Based upon removal of “Developer” language from the Covenants and Restrictions we will then be able to propose an Outbuilding definition (tool sheds) to be evaluated such as square footage minimum and maximum as well as material specifications.
- John Hoyle stated that TGHOA will look into a Knox County speed and traffic assessment to evaluate a need for speed bumps as the result of increased speeding throughout TG. The traffic analysis is free.

There being no further business a motion was made to adjourn. The 2d quarter 2009 TGHOA Board Meeting adjourned at 11:30 A.M. EDT.

Submitted

Russ Woolard
Secretary
TGHOA Board of Directors