

# Sterchi Hills Annual HOA Meeting 2020

Jubilee Center Banquet Facility 6700 Jubilee Center Way Powell, TN

## Meeting Minutes

January 12, 2020

**Members Present:** Jeffrey Cook, Jeff Stooksbury, Kevin Rodewald, Kathleen Zaugg, & Lawrence Petrosino

**Other Attendees:**  
Hank Fennell of Fennell Property Management

**Next meeting:** January 21, 2020 6:00 PM, Powell Library 330 West Emory Road Powell, TN 37849

### 1. Call to order:

The Annual meeting of the Sterchi Hills Board of Directors for 2020 was held at the Jubilee Banquet Facility 6700 Jubilee Center Way Powell, TN. The meeting was called to order at 3:05 PM with President Jeffrey Cook presiding.

### 2. Old Business:

- The President addressed the floor requesting that anyone who had an item to bring to the floor that they announce their name and address for the minutes.
- The President announced one Board position open due to the resignation of a Member for health issues. An election will occur later in the meeting for their replacement. The bylaws provide for a maximum of 7 Board Members.
- December meeting minutes approved.
- A recap of 2019 events were presented by the President.

Landscaping Maintenance, Repairs and Improvements:

1. Trimmed Bradford Pear trees at Dubois and Rainer entrances.
2. Added flowers to Dubois and Rainer entrances during June.
3. Hired new landscaper, Turf Surfers started 1 August. Larger contract cost but added flowers and mulching twice yearly. Significant improvement in quality of service.
4. Removed dead pine trees from common areas near 870 Paxton, at the pool, and at the Kohlston entrance. The three near Kohlston alleviated a safety hazard for because of restricted view.
5. Repaired sprinkler at Rainer entrance-saved \$523.00 in water bills from the previous year and reduced flooding in the streets.

6. Removed dying bushes at Rainer entrance.
7. Minor repairs to entrance lights.

Pool Maintenance, Repairs and Improvements:

1. Repaired pool bottom which required draining and refilling pool.
2. Replaced two photo sensors and bulbs and got the pool light working.
3. Replaced pump, diverter valve, and main drain cover.
4. Replaced dilapidated equipment including two pool rings, throwlines, skimmer net, and 5 signs.
5. Replaced approximately half of the pool furniture. Sold the remaining salvageable items.
6. Hired new pool deck cleaner with lower weekly cost and quality of service
7. Purchased and installed automated external defibrillator (AED) and signage.
8. Purchased 12' x 24' storage building to protect pool furniture and storage of chemicals.
9. Replaced pool house fence after discovering existing one was structurally unsound. New fence is 3' wider and has a gate allowing access without going through the pool house.
10. Purchased battery powered blower for cleaning off the pool deck debris.
11. Upgraded pool security system by Adding a RING camera that allows communication.
12. Kept pool open an additional 3 weeks to better serve residents.

Restrictions Enforcement:

1. Noticeable increase from the previous year, 131 Notices of Violation (NOV) sent primarily for incorrectly stored garbage cans and unapproved screening.
2. 8 fines levied (6% of NOVs sent).
3. Police officers were hired to patrol for fireworks on July 4<sup>th</sup> and 5<sup>th</sup>.

Miscellaneous

1. Planning Committee approved 31 Architectural Variance Requests(AVRs) and 6 garbage can screenings.
2. Initiated Good Neighbor Awards Program, aka Yard of the Quarter.
3. Initiated Welcoming Committee to greet new neighbors and presented gift cards to each.
4. Increased crime/ dishonest employee insurance coverage from \$501< to \$100K as our assets increased to over \$100K\*.
5. Enhanced the upkeep of our website more up to date: financial reports, meeting minutes, and pictures.

6. Added Facebook page for announcements without negative commenters.
7. Switched banks from SunTrust to BB&T. BB&T offers 1% interest, before we were receiving 0%.
8. Published four newsletters, last 2 were online only.

Review of 2019 Financials Presented by Treasurer Kevin Rodewald:

- Collections went very well this year and exceeded the budgeted amount due to Income from late fees, Income from pool fees, and dues collected from outstanding previous year's dues. Long-standing delinquent account was collected \$6341.11 -from 7001 Cardindale) as well as a foreclosure (\$1204.00), two outstanding past accounts (\$1569.00 and \$805.00) and one is on a payment plan. Total collected from past dues and late fees: \$10,062.14 .
- \$1500.00 was collected in fines. was from a rental company and \$390.00 from a 2017 fine. 0 There are still three delinquent accounts due to unpaid dues. The HOA continues to look into its legal options against these owners. Total overhead came in at just under 93.4% of budgeted expenses.
- Unbudgeted expenses for the AED, repairs to pool bottom, new pool furniture, pool house fence, and pool storage building was taken out of the reserve account. This amount totaled — \$20, 500.00.
- A surplus of about \$14,828.39 was moved from the operating to the reserve fund at year's end.
- Cash balance in operating fund EOY: \$36, 211.93.
- Cash balance in reserve fund EOY: \$20, 883.43.
- EOY Total Cash:
  - 2017 - \$51,405.28
  - 2018 - \$60,793.82
  - 2019 \$57, 095.36 (-3698.46 from 2018)
- Budget for 2020 increased to meet the rising costs of water, electricity, landscaping contract [+7443.00 year], and property management contract [+1699.00 year] dues increased to \$250)
- Reserve money is for deferred maintenance and improvements to our common areas: Improvements to landscaping, replace light fixtures at the entrances, adding badly needed mulch to the playground, seal/restripe parking lot, replace pool cover, purchase remaining pool furniture, and resurfacing the pool in 4-5 years.

**3. New Business:**

I. For 2020 Proposed agenda includes:

- a. Work on amending restrictions 9, (garbage cans), 29 (cars, trailers, and boats), 30 (Maintenance of your property), for clarification and provisions for temporarily having boats and trailers on your property and add provisions for temporary storage containers,

construction dumpsters, and prohibiting window AC units. Have our lawyer review proposed updates to restrictions prior to making them official

- b. Replace remainder of pool furniture, cost will be approximately 10,000 dollars
  - c. Add mulch to the playground
  - d. Replace entrance floodlights
  - e. Remove overgrown and dying shrubbery and update landscaping
  - f. Reseal and restripe pool parking lot
  - g. Requesting or hiring Knox County Officers to monitor speeders and those who ignore stop Signs
  - h. Purchase decorations for entrances
  - i. Purchase new pool cover
  - j. jGetting bids and evaluating condition of pool house roof
- Review of By-Laws and Restrictions:
  - Proposed amendments to restrictions were handed out and reviewed
  - HOA Resident Tim Brew of 1363 Paxton Drive reported a UPS truck that has been parked in parking lot of the pool nightly.
  - Mr. Brew also proposed an amendment to item #32 in the restrictions to be changed to 90 days.

**Vote:** 1 Board position open

- Voting did not take place, they're were not enough members present for a quorum. There were only 26 Resident's present.

**Reminders:**

1. New exterior construction, improvements, or changes around your home must be approved by the Board or you run the risk of fines, and other possible legal actions against your property.
2. Pool FOB's are transferrable and when moving in or moving out we remind homeowners to pass their FOB along to the next owner. The FOB's cost the HOA & Residents money.
3. For the safety of all, we implore all owners, guest, and business associates to observe this speed limit and obey the stop signs as we put all Resident's at risk.
4. Maintaining the curb appeal of your home is your responsibility.

**Announcements:** The winner of the Good Neighbor Award aka Yard Of The Quarter is Robert & Ruby Ledford of 6768 Kohlston Road. The next Board of Director's meeting will be January 21, 2020 6:00 PM at the Powell Library Officer's will be elected at this meeting. .

-**Adjournment:** There being no further business, the meeting was adjourned by President Cook @ 4:53 PM.

**Minutes submitted by:** Kathleen Zaugg

**Minutes approved by:** Jeffrey Cook President