

Sterchi Hills HOA

Meeting Minutes

August 10, 2020

Members Present: Jeffrey Cook, Jeff Stooksbury, Kevin Rodewald, Kathleen Zaugg, Kim Holbert and Larry Petrosino,

Other Attendees:

Next meeting: September 21, 2020 6:00 PM. Powell Library 330 West Emory Road Powell, TN 37849
(COVID-19 dependent)

1. Call to order:

A monthly meeting of the Sterchi Hills Board of Directors was held via WebEx. The Powell Public Library is closed for public meetings. The meeting was called to order at 6:00 PM with President Jeffrey Cook presiding.

2. Committee Reports:

- Approval of the July 13, 2020 Board of Director's meeting minutes.

- President's report & Treasurer's report were presented.

- Two GFCI outlets and covers were replaced at the Kohlston entrance allowing Landscaper to activate sprinkler system.

- The Landscaper was contacted to activate the sprinkler at the Rainier entrance. He discovered one of the heads damaged and leaking.

A new gate stop was purchased and installed to the pool entrance to prevent damage to the gate closer, which have been replaced yearly. -

- Planning Committee and Land Use Committee: Approved three AVR's this month two for a fence installation, and one for a concrete pad, pergola, and shed installation.

Pool Committee: Reported the Neighborhood Movie Night went well.

- The Restriction and Enforcement Committee: Six NOV's sent, three remain outstanding.

- Welcoming Committee did not have anything to report this month.

3. Unfinished Business:

- Traffic enforcement canceled for March - July. Jeff Cook will contact Officer Cook at the end of August., resumption is COVID-19 dependent.

- Landscape lighting /electrical repairs to Kohlston and Dubois entrances completed for the cost of materials, Jeff Cook did the work.

-Repair and re-activation Installation of sprinklers at the Kohlston entrance have been completed.

-A price quote for flood lights to the Kohlston entrance is still needed from Ace Electrical and Tom Powell of Blaine Electric. Possibly an alternative solar or mixed approach. Tom Powell is scheduled to come, Tuesday, August 11 at 4:00 PM to provide a quote Kim Holbert will meet him.

-Quotes for replacing the pool house roof were presented, Tri-Star Roofing: \$3,000.00 and Harris roofing for \$3,100.00, motion to allocated \$3,250,00 for roof cost, motion passed. Motion to hire Harris roofing, motion passed.

- Collections for two top nonpayers of HOA dues is underway and goes before the Court on August 26, 2020 for judgement.

- Residents with HOA dues delinquencies: Fennell Management sent warning letters July 31, 2020. Four past due resident's have paid in July, including one that was past due for over 3 years.

- Status of other delinquents discussed and it will be decided at the next Board Meeting if legal action will be taken.

4. New Business:

- The Neighborhood Pool needs a new pool cover. All Clear Pools provided a price for a Tara 60' x 30' HD Safety Cover with 3 x3 spacing for \$4,479.00 and an additional \$300.00 for installation and \$150 - \$250.00 for shipping.

- Neighborhood Pool is scheduled is scheduled to close on the evening of October 4, 2020.

-Pool light in the pool needs repair.

- A exterminator is needed for the pool area.

- Paper towel dispenser needs to be replaced in the pool Ladies room. -

Announcements: The next Board of Director's Meeting will be Monday, September 21, 2020 @ 6:00 PM at the Powell Library 330 West Emory Road Powell, TN 37849, unless COVID-19 restrictions deem otherwise.

Adjournment: There being no further business, the meeting was adjourned by President Cook @ 7:03 PM.

Minutes submitted by Kathleen Zaugg

Minutes approved by Jeffrey Cook President