

# Sterchi Hills Annual HOA Meeting 2021

Jubilee Center Banquet Facility 6700 Jubilee Center Way Powell, TN

## Meeting Minutes

January 10, 2021

**Members Present:** Jeffrey Cook, Jeff Stooksbury, Kevin Rodewald, Kathleen Zaugg, Larry Petrosino, Warren Zaugg, Kim Holbert, and Hank Fennell of Fennell Property Management.

**Next meeting:** January 18, 2021 6:00 P.M. Powell Library 330 West Emory Road Powell, TN 37849 (COVID -19 dependent)

### 1. Call to order:

The Annual meeting of the Sterchi Hills Board of Directors for 2021 was held at the Jubilee Banquet Facility 6700 Jubilee Center Way Knoxville, TN. The meeting was called to order at 3:10 P.M. with President Jeffrey Cook presiding.

#### Committee Reports:

- Approval of the December 14, 2020 Board of Director's meeting minutes.
- There are 6 Board Members present and 30 Association Members present, therefore we have a quorum.
- President and Treasurers reports were presented.

### 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 meeting minutes.

-The President announced four Board open board positions. An election to occur later in the meeting for nominees. The bylaws provide for a maximum of 7 members.

- A recap of 2020 events were presented by the President.

#### 1. From 2020 Proposed agenda from last year's annual meeting:

- 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. Completed 14 December. After a review, the lawyer stated amendment of current restrictions would allow political signs per Tennessee House Bill 1199 and cost approximately 800.00.

Summarize the discussion for each issue, state the outcome, and assign any action items.

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- Board elected to adopt 7 Restriction Clarifications as allowed by our by-laws at 0.00 cost. They are available on our website.
- b. Replace remainder of pool furniture, cost will be approximately 10,000 dollars. Completed May 29th at a cost of 10, 219.00\*
  - c. Add mulch to the playground. Completed May 2nd at a cost of 805.00\*
  - d. Replace entrance floodlights. Completed in May. Work was done by a Board member at a cost of approximately 200.00 for 4 new lights and 3 GFCI outlets.
  - e. Remove overgrown and dying shrubbery and update landscaping\*. Completed June at a cost of \$8454.00\* for new items and 750.00 for removal.
  - f. Reseal and restripe pool parking lot. Partially completed May 29th. Restriped the lines at a cost of ~150.00. Resealing bids were ~2000.00.
  - g. Requesting or hiring Knox County Officers to monitor speeders and those who ignore stop signs. Completed February and implemented in March for one event. Allocated 720.00, 120.00 spent. Remainder of the year was sidelined by COVID-19. Starting in October, Traffic Watch was placed on SH Phase III with KCSO.
  - h. Purchase decorations for entrances. Completed October-November. Purchased 6 wreaths, lights, security devices, and extension cords at a cost of ~700.00\*. Wreaths were out 5 December to 5 January.
  - i. Purchase new pool cover. Completed October 5th at a cost of 4854.00\*
  - j. Getting bids and evaluating condition of pool house roof. Completed August. Roof replaced at a cost of 3100.00\*
2. From December monthly meeting:
- i. Annual financial audit: current treasurer to schedule, another HOA Board of Director's officer will lead. Two residents needed to participate. Motioned for two Resident to participate, Warren Zaugg & Alison Olsen volunteered.
  - ii. Remove liens from two properties.
  - iii. Amending four sections of our By-laws. Motion to amend Article 3,9,11, & 12 of By-laws passed unanimously to amend.

New Business:

3. For 2021 Recommended agenda includes:
- a. Getting bids/hiring new landscaper (by February) and pool cleaner (by April)
  - b. Hiring a contractor to find and repair irrigation leaks at Rainier and Dubois entrances (before June) and hiring a contractor to check for leaks/repair the pool plumbing.
  - c. Send out a copy of pool rules to all non-HOA members and have them acknowledging they will abide by them.

Summarize the discussion for each issue, state the outcome, and assign any action items.

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- d. Requesting or hiring Knox County Officers to monitor speeders and those who ignore stop signs.
  - e. Install signage in pool parking lot & common area (we already have it)
  - f. Repair GFCI outlets at Rainier entrance, pool security lamp, & pool light
  - g. Adding more Christmas and holiday decorations.
  - h. Continuing saving funds (5000k year minimum) to resurface the pool: 3-4 years.
  - i. Get bids to refurbish pool house toilets and drains.
  - j. Adding additional cameras for pool parking lot.
  - k. Getting bids to replace lettering at Kohlston and Rainier entrances.
4. Four Board positions are open due to resignations/term limits. An election will occur later in the meeting for their replacement. The bylaws provide for a maximum of 7 Board members.
  5. President opened floor to Members questions: Mathew Bennett of 1213 Paxton asked if the HOA can take on debt? Hank Fennell advised that it is possible but strongly advises against it.

Vote: (Private Ballot) for 4 Board Positions

-Nominees stood and expressed their interest in serving on the Board. Kim Holbert of 912 Alcott and Alison Olsen of 1338 Paxton Drive.

-Members voted, votes were collected and tallied. Members voted unanimously to elect both Kim Holbert and Alison Olsen.

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 FOBs are transferrable and when moving in or moving out we remind homeowners to pass their FOB to the next owner. These FOBs cost the HOA (you!) money.
3. On a safety note: We implore all owners, guests, and business associates to observe this speed limit and obey the stop signs as we put all residents at risk.
4. Maintaining the curb appeal of your home by keeping up with general appearance items is your responsibility.
5. Read and head the new Restriction Clarifications.

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**Announcements:** The next board of Director's meeting will be announced by the newly elected board

**Adjournment:** There being no further business, the meeting was adjourned by President Cook @ 4:30 PM.

**Minutes submitted by** Kathleen Zaugg

**Minutes approved by** Kevin Rodewald