



Attendance:

- Norma
- Andreas
- Larry
- Robert
- Dana

Board Meeting:

Topics:

Reminder!

Our next community meeting is in two months on May 14th at 6:00 pm at the clubhouse. Please join us!

New Board Member!

The Board would like to welcome Melvin Fowler to the table! Unfortunately, Melvin was unable to join the meeting due to illness, so we look forward to welcoming him in person at our April meeting. As we have added a new member, the board reevaluated Officer membership with the following updates.

- Robert assumed the role of President.
- Larry assumed the role of Vice President.
- Melvin assumed the role of Member at Large

Finances:

Through February 29th, we have collected \$252,052.29 from both assessments due to storm damage. The total balance of assessment and insurance proceeds minus expenses is \$294,645.23.

Through February 29th, we have paid expenses totaling \$47,784.47 related to the December tornado and received a total payout from the insurance of \$911,660.14. More on this later.

Storm Damage:

Now that the temperature is consistently at or above 50 degrees and repairs are again possible, Dana has released the work orders for all previously accepted repair bids. Expect numerous repair teams around the complex in the coming weeks, weather permitting.

Repairs completed for units 200-206. Pending repairs to be scheduled for the following units:

- 301-311
- 400-410
- 403-411
- 601-609
- 700

Siding repairs have begun around the neighborhood now that matching siding has been procured.

Tornado Damage:

We received the final insurance report for the tornado in December. The total proceeds (as mentioned above) are \$911,660.14. We are pleased to report that the full bid for tornado repairs on 36 units totals \$898,995.98, including a discount of \$31,325.09 if all bids were accepted at once. Larry motioned to accept all bids, Andreas seconded, and the motion passed. As such, all current projects related to tornado damage are now fully funded and the board and Dana are working diligently to finalize all repair contracts.

Additional Topics:

There remains an income of complaints regards dogs off-leash in the community. This is unacceptable following the recent dog attack and the board voted unanimously to file a lawsuit against the homeowner in question. We hold the safety of our community in the highest importance, and that includes our four-legged companions. As a reminder, this is not only a community violation, but a violation of Davidson County laws. While many of our furry friends are polite and courteous, we cannot make exceptions. Please leash your dogs.

The board would like to remind everyone of parking rules throughout the complex. Overnight parking outside of carports and designated parking areas is prohibited. Violators will be warned to move their vehicles and ticketed for repeat offenses. A copy of designated parking areas is attached to this email.

The deadline for dryer vent cleaning is March 31st. This is incredibly important as we are a complex of attached units, and fires can easily spread to our neighbors. The board has and will assess a fine for late and/or uncleaned vents.

The deadline for fireplace inspections, should you wish to use yours, is April 30th. As a reminder, many of our chimneys were damaged last year, so check the chimney inspection list or contact Dana if you are unsure if your chimney was damaged.

Dana received three bids for reserve studies we must hire this year, priced at \$3,700, \$4,950, and \$5,000. The board will review the provided documents and decide in April.

The dry ponds in the community require servicing, per Metro Government. Dana has collected 8 bids for maintenance ranging from \$5,000 to \$31,850. The highest bid was

an outlier and likely a high bid due to a full schedule, and was discounted. The remaining bids maxed out at \$14,965, but all offered the same services. The most thorough bid was from the lowest price at \$5,000. Andreas motioned to accept this bid, Norma seconded, and the motion passed.

The foundation at unit 503 is cracked and in need of repair. Dana received a bid for \$5,910. Norma motioned to accept the bid, Larry seconded, and the motion passed.

We received a bid to repair the carport at units 1050 & 1051 for \$10,835.29. Larry motioned to accept the bid, Norma seconded, and the motion passed.

The board is investigating ways to remove the broken chimneys from the area next to the clubhouse. We are aware these are an eyesore and have confirmed with the insurance that they are no longer needed. Additionally, we are seeing if the shed behind the clubhouse is necessary or repairable to improve the tidiness of the community.

The board discussed the suggestion of hiring a dedicated maintenance person instead of using a regular contractor. Due to the many complications regarding permanent employment (such as taxes, unemployment, and OSHA standards), the board has decided not to move forward with this suggestion.

A homeowner suggested raising late fees at the last public meeting. The board discussed this at length concerning punitive damages, the risk of a judge tossing out unpaid fees in court, and the maximum we can set them by law. Ultimately, we decided to shelve the idea until after the reserve study has finished so we have a better idea of finances moving forward.

We discussed the idea of a Capital Improvement Fee on new purchases again, per the request of a homeowner. As a reminder, this is a one-time payment made to the HOA by new home buyers in the community. This would likely be a small percent of the purchase price to scale with the housing market. Feedback on this idea has been mixed but scattered so far, and the board would like to request that the community give their thoughts on the matter. The pros and cons are listed below:

Pro:

- This would bring additional funding to the community.
- The housing market in the community has been thriving lately.

Cons:

- This may dissuade purchases or bring down purchase prices to compensate.
- This would require a homeowner vote and legal fees.
- The income this would generate could not be proactively accounted for or relied on.