



Attendees:

Dana Tiblier - Manager

Larry Butler - President

Bobbi Jo Hinton - Vice President

Norma Yarbrough - Treasurer

Andreas Schick - Secretary

Robert Fuqua - Member at Large

Finances:

Operating Account Balance: \$137,327.52

- Payables: (\$89,823.70)

Reserve Account Balance: \$197,769.15

Clubhouse Account Balance: \$6,328.93

Tornado Damage Reserve Account Balance: \$47,745.77

Open Meeting Notes:

Section of fence along the north side needs repairs. The board is looking into repairs.

Delinquent accounts are at \$34,361.10. Over \$15k is due to a single unit. Homeowners discussed ideas on how to collect ballots regarding foreclosure. Votes are trending towards foreclosure for one unit, but the board is not collecting enough votes to reach the 51% required to foreclose

Homeowner asked about the litter in the community and finding volunteers to clean up. Andreas to help reach out to homeowners. A homeowner stated she has seen issues with the garbage collection company spilling trash.

Homeowners can contact Dana with trash issues and can call Gray's Disposal directly in case of a missed pick-up at 615-333-9311.

A homeowner brought up the idea of a community garden near the pool. Larry pointed out difficulties in finding an appropriate location that won't flood. Bobbi Jo brought up the idea of a dog park instead. Prior discussions fizzled out due to a lack of interest from the community.

Questions arose regarding insurance and costs. Coverage began 1/1/25 with slightly higher premiums due to increased property values. The downpayment for this year was lower than expected and did not require any assessment to cover.

One homeowner asked about repairs on their back patio cover. This is the responsibility of the homeowner and the board does not currently have an approved vendor for patio covers as both prior vendors no longer service them. Dana will look for a new approved vendor.

A homeowner asked about recent sales in the community. There have been 14 sales in the last 12 months with 2 more scheduled to close soon. Curious homeowners can look up sales in the community on Zillow for sale prices.

Meeting Notes:

A contractor found damage in the pool shed that must be repaired prior to opening this summer. The board has added this to the work order list.

The board reviewed addendums 37-39 (attached). Andreas moved to accept the new addendums. Norma seconded. Motion passed.

The board has sent out four proposed amendments to gauge homeowner interest. To date, only 58 homeowners have responded out of 193. The community needs 129 yes votes to pass an amendment. To try to increase engagement, the board is sending out the proposal again to those units who have not responded. Without sufficient response, the board is reticent to spend thousands of dollars seeking these amendments.

The board received a bid for \$5,580 to service the pool for the summer from the vendor we previously used. This covers all necessary services for the season. Bobbi Jo moved to accept the bid. Norma seconded. Motion passed.

The board continued the discussion regarding a dog park in the community. Bobbi Jo will put together a committee of interested homeowners to research community interest, location, and cost. The committee will then present their findings to the board who will send out a vote to the community prior to making a decision. Dana expects further information in the coming months.

The board received a bid to replace the gutter and fascia for unit 511 for \$925. Andreas moved to accept the bid. Norma seconded. Motion passed.