

MINUTES

DATE: 7/2/14

TIME: 6:00 PM

LOCATION: MEDINA CIVIC CENTER

MEETING CALLED BY	Ryan Hall
TYPE OF MEETING	Board of Directors
NOTE TAKER	Eric Egbert
BOARD MEMBERS PRESENT	Ryan Hall, Eric Egbert, Anna May Garrett, Tonya Kirkwood
BOARD MEMBERS ABSENT	None
SNA MEMBERS PRESENT	Gayra Hall, Donna LeBlanc, Channing Taylor

Agenda topic: Approval of June 3rd Board Meeting Minutes

MOTION MADE BY RYAN HALL

MOTION 2

MOTION	Ryan moved that the board waive reading and approve June 3rd meeting minutes as amended June 23rd.
Result of vote on motion: 4-0 in favor	
DISCUSSION	None

Agenda topic: Reimbursement of costs for flyers

MOTION MADE BY ANNA MAY GARRETT

MOTION 2

MOTION	Anna May moved that the board reimburse her costs of \$65.30 for SNA flyers
Result of vote on motion: 4-0 in favor	
DISCUSSION	None

Agenda topic: Payment of All Contractors

MOTION MADE BY RYAN HALL

MOTION 2

MOTION	Ryan moved that the board pay invoices by Country Cutters and Mike Bryant for commons maintenance.	
Result of vote on motion: 4-0 in favor		
DISCUSSION	The board pay 2013 invoices of \$700.00 to Country Cutters and \$700.00 to Mike Bryant (5/1/14 - \$350.00 and 6/1/14 - \$350.00)	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Issue and mail payment to contractors	Anna May Garrett	07/16/2014

Agenda topic: Nomination/Election of Channing Taylor to board of directors

MOTION MADE BY RYAN HALL

MOTION 2

MOTION	Ryan moved to nominate Channing Taylor to fill position of director at large and moved to elect him to this role
Result of vote on motion: 4-0 in favor	
DISCUSSION	Channing expressed his concerns about not being able to attend every monthly meeting, and the board explained that this 5th member serves as a tie-breaker if/when the board is deadlocked.

Agenda topic: Payment for Legal Services rendered

MOTION MADE BY RYAN HALL

MOTION 2

MOTION	Ryan moved the board to pay our legal counsel for legal services rendered (2 invoices)
Result of vote on motion: 4-0 in favor	

Agenda topic: Receipt/Return of HOA dues from Attorney Patterson

MOTION MADE BY ERIC EGBERT

MOTION 2

MOTION	Eric moved the board to return prorated HOA dues received from Attorney Charles Patterson regarding Mealer property on Vista	
Result of vote on motion: 4-0 in favor		
DISCUSSION	Eric stated that prior boards had issues with this situation and requested that Patterson's office cease issuing checks to SNA as Clark Family Homes already paid the first year prorated lot fees; Eric addressed the need to once again include correspondence to Patterson with the check(s); Tonya advised the board that because of how the HUD-1 settlement process that attorneys will continue these payments to the HOA on new home purchases regardless of the zero balance on individual SNA accounts	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Anna May to return attorney check with correspondence	Anna May Garrett	07/12/14

Agenda topic: Delinquent members - Attorney demand and liens

MOTION MADE BY RYAN HALL

MOTION 2

MOTION	Ryan moved the board to request that our attorney issue a letter of demand to delinquent 525 Summit and to file lien on 240 Sungate, and to hold on getting judgments until we have more delinquents	
Result of vote on motion: 4-0 in favor		
DISCUSSION	Ryan contacted homeowner at 499 Indian Trail who stated that she could not pay HOA dues; the board has a family contact that it will reach out to based on likely homeowner disability; this account is on hold for contact	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Contact attorney to start this process	Ryan Hall	07/15/14

Agenda topic: Special-called Meeting

MOTION MADE BY RYAN HALL

MOTION 2

MOTION	Ryan moved to hold a special-called meeting to address Phase 1 recruitment and restrictive covenants and to include free pizza and a one-year free membership prize to be selected from those in attendance	
	Result of vote on motion: 4-0 in favor	
DISCUSSION	Selected a date of August 5th at 6:00PM and need a letter sent to homeowners	
	Gayra Hall volunteered to compile most recent homeowner data from Phase 1 that S.N.A. needs for this process.	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Draft and mail letter to subdivision after board review	Ryan Hall	07/18/14

Agenda topic: Cash payments disallowed

MOTION MADE BY RYAN HALL

MOTION 2

The board will not accept cash payments and will publish this resolution accordingly.
Result of vote on motion: 4-0 in favor

Agenda topic: E-mail list serve communications

MOTION MADE BY RYAN HALL

MOTION 2

As a means to curb postage costs, the board wants to determine whether and which members prefer to receive e-communications in place of and/or in addition to USPS first-class mail
Result of vote on motion: 4-0 in favor

Agenda topic: Water Drainage Problems near 334 Vista

MOTION	Ryan moved the board to address the water flooding/drainage situation near 334 Vista where water is flowing through yard(s)	
	MOTION MADE BY RYAN HALL	MOTION 2nd BY ERIC EGBERT
	Result of vote on motion: 4-0 in favor	
DISCUSSION		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Letter to Clark Family Homes to remedy this issue	Ryan Hall	06/15/14

Agenda topic: Meeting Adjourned to August 5, 2014

MOTION	Ryan Hall moved that the board adjourn at 7:30 PM
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Result of vote on motion: 4-0 in favor
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Other Items that came up during the meeting

DISCUSSION ITEMS	PERSON RESPONSIBLE	DEADLINE
Phase 1 member recruits at 116 Augustus Cove and 170 Summerfield still have a zero balance until next year	N/A	
The board discussed a need for a list of responsibilities/duties for director roles and to assist future boards move forward	Ryan Hall/Anna May Garrett	8/31/14
There were no objections to the board waiting to address collections process for delinquent corporate homeowner at 525 Summit as the billing date cycle runs with 26th of month.	Ryan Hall	06/26/14
On Saturday, June 21st, there will be a Hickman Realty/Clark Family Homes fun day in Summerfield with face painting, petting zoo, balloons, food and drinks, etc...	N/A	
Community Yard Sale date still undecided	N/A	
Anna May agreed to check post office mailbox weekly	Anna May Garrett	07/08/14
Ryan spoke with owner at 165 Julius who declined to join SNA; Ryan could not reach owner at 159 Julius to discuss water drainage	Ryan Hall	
Board discussed continued efforts to recruit Phase 1 members and to involve area realtors/brokers in the process to educate homeowners about HOA	Eric Egbert	

General Notes

Next BOD meeting:

August 5, 2014; 6:00PM

Board of Directors

Downtown Civic Center (Old Medina City Hall)

112 North Main Street

Medina, Tennessee