

MINUTES

DATE: 05/21/15

TIME: 7:04 PM

LOCATION: MEDINA CIVIC CENTER

MEETING CALLED BY	Ryan Hall
TYPE OF MEETING	Annual Meeting & Board of Directors
NOTE TAKER	Eric Egbert
BOARD MEMBERS PRESENT	Ryan Hall, Eric Egbert, Anna May Garrett, Channing Taylor
OTHERS PRESENT	Jeremy Allen, Mike Bryant and assistant
SNA MEMBERS PRESENT	Donna LeBlanc, Lee Garrett

Agenda topic: Approval of Last Month's Minutes

MOTION MADE BY RYAN HALL

MOTION 2ND BY CHANNING TAYLOR

MOTION	Ryan moved that the board waive reading and approve meeting minutes of April 16, 2015.
Result of vote on motion: Unanimous 4-0 in favor	
DISCUSSION	

Agenda topic: Accounts Payable and Reimbursements

MOTION MADE BY RYAN HALL

MOTION 2ND BY CHANNING TAYLOR

MOTION	Ryan moved that SNA pay the following: Mike Bryant be paid \$1,095.00 for 3 mowings on 4/22, 5/7, and 5/21 at \$365 per mow; that Ryan Hall be reimbursed \$13.10 for pond signs and \$104.49 for annual mtg notice postage; that Eric Egbert be reimbursed \$28.30 for annual mtg notice printing
Result of vote on motion: Unanimous 4-0 in favor	
DISCUSSION	

Agenda topic: 120 Summerfield CC&R Violation

MOTION MADE BY ERIC EGBERT

MOTION 2ND BY ANNA MAY GARRETT

MOTION	Eric moved that the board address the outbuilding that remains on the property at 120 Summerfield for which we received complaints last winter by sending another letter to comply.	
Result of vote on motion: Unanimous 4-0 in favor		
DISCUSSION	In December 2014, SNA sent notice of violation to 120 Summerfield. The tenant appeared at the Jan. 20, 2015 board meeting to explain that there was a co-tenancy situation and that the building would be removed in late April or early May 2015. The board followed up with correspondence on April 2, 2015	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
draft another letter to 120 Summerfield	Eric Egbert	6/30/15

Agenda topic: No Trespassing Signs for Pond

MOTION	Channing moved that SNA purchase 7 more "No Trespassing" signs at \$2.00 a piece to place around the pond.
DISCUSSION: Board members expressed the need to cover more sections of fence with signs as it is such a large area.	
ACTION ITEMS:	
Motion by CHANNING TAYLOR; 2ND BY ERIC EGBERT; RESULT: Unanimous 4-0 in favor	

Agenda topic: Waiver of Fines

MOTION MADE BY RYAN HALL

MOTION 2ND BY ERIC EGBERT

MOTION	Ryan moved to waive fines of \$175 each for 2 owners at 210 Sungate and 507 Summit.	
Result of vote on motion: 3-0 in favor; Eric abstaining.		
DISCUSSION	Ryan was contacted by owner at 210 Sungate who explained a hardship and requested that fine be waived.	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

Jeremy Allen advised the board that he developed a "screen" for trash cans, and the board explained any construction or object intended to screen trash cans would need to comply with covenant #31 which states: "All equipment, garbage cans, receptacles and wood piles shall be kept screened by adequate planting or fencing so as to conceal them from view of neighboring lots, streets, any lake or any common area. All rubbish, grass clippings, trash, or garbage shall be regularly removed from the lot and shall not be allowed to accumulate thereon or to be scattered on a lot, neighboring lot, or any property in the Subdivision. Garbage and rubbish receptacles shall be in complete conformity with sanitary regulations." The board advised Mr. Allen that it would not render an opinion about whether or how Mr. Allen constructed and erected these trash can "screens."

Agenda topic: Entrance Sign Area and Flowerbed

MOTION MADE BY RYAN HALL

MOTION 2ND BY CHANNING TAYLOR

MOTION	Ryan moved that SNA spend \$300.00 for upgrades and maintenance of the neighborhood entry sign area by paying \$100 to Sherod/Angela Hart of 100 Summerfield to water plants all summer; and by allocating \$200.00 for reimbursement to Mike Bryant or Donna LeBlanc in coordination with Mike Bryant for the flowerbed revitalization.	
Result of vote on motion: Unanimous 4-0 in favor		
DISCUSSION	The logistics of this plan involved language in the contract with Mike Bryant that states: "Maintain the immediate area around the Summerfield entrance sign, including proper maintenance of mulch and appropriate weeding. There will be a one-time revitalization of the area around the sign, including planting new flowers and shrubbery to look similar to the Arbor Oaks entrance way." SNA wants the best plants to grow in that area and to not obscure signage.	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

Agenda topic: 544 Summit trailer violation and waiver of Fine

MOTION MADE BY RYAN HALL

MOTION 2ND BY ERIC EGBERT

MOTION	Ryan moved to waive the \$25 fine for 544 Summit b/c trailer violation was timely corrected	
Result of vote on motion: Unanimous 4-0 in favor		
DISCUSSION	This homeowner complied, informed board of compliance, and requested that SNA waive the fine.	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

Agenda topic: Nominations and Election of 2015-16 Directors & Officers

MOTION	Nominations & Elections were done by ballot, and three members were nominated and accepted positions to the 2015-2016 SNA Board of Directors: Jennifer Dedmon, Ken Click, and Mariah Watt (see ballots).	
Motion made by: N/A		
Result of vote on motion: N/A		
DISCUSSION	Although these members were not in attendance at the annual meeting, they accepted the nominations via written correspondence. There was one proxy to Eric Egbert from Andrew Shulman, and one proxy to Donna LeBlanc from Kim Dudley. All others nominated declined to serve on the board.	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

Agenda topic: Meeting Adjourned

MOTION	Ryan moved the board to adjourn at 8:25 PM
Result of vote on motion: Unanimous 4-0 in favor	

Other Items that came up during the meeting

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
8 member dues are unpaid; currently all owe \$175.00; these are 518 & 560 Indian Trail, 471, 507 & 525 Summit, 208 Sunset Ridge, 497 Verano, and 351 Vista; all accruing \$25 late fees monthly.		
494 Summit did not receive a 2nd notice, so \$125 we received was payment in full		
Ryan advised that a stop sign blew down on Vista/Summit and that it is now missing, so he will check with the city as to whereabouts	RYAN HALL	
Last deposit of \$900.00 consisted of payments as follows: \$600.00 for 499 Indian Trail; \$150 for 524 Indian Trail, and \$150.00 for 322 Vista.	ANNA MAY GARRETT	

General Notes

Next BOD meeting:

TBA
 Board of Directors
 Downtown Civic Center (Old Medina City Hall)
 112 North Main Street
 Medina, Tennessee