

# MINUTES

DATE AUGUST 29, 2013 TIME 6:31 PM

LOCATION RJ YOUNG

MEETING CALLED BY	Board of Directors
TYPE OF MEETING	Monthly Board Meeting
NOTE TAKER	Andrew Shulman
BOARD MEMBERS PRESENT	Kim Dudley, Burt Gillmann, Jeremy Allen, Kerry Pelham, Andrew Shulman
BOARD MEMBERS ABSENT	None
SNA MEMBERS PRESENT	Donna LeBlanc, Eric Egbert

## Agenda topic: Covenant Enforcement & Invite Letter

MOTION MADE BY

MOTION 2<sup>ND</sup> BY

MOTION	Burt	Kim
Result of vote on motion: 5-0 in favor		
DISCUSSION	The Board discussed the range of enforcement options and what would trigger an enforcement letter. The Board decided to send out a letter to all members of the Association and Phase I to discuss the covenant enforcement and to invite Phase I to join the SNA. Burt suggested that Phase I be given a free year of membership into SNA. Payments would not be pro-rated and Phase I would start paying dues beginning in January 2015. Goal is 50% of Phase I in next 5 years.	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Send letter	Kerry	9/5/13

## Agenda topic: Lawyer

MOTION MADE BY

MOTION 2<sup>ND</sup> BY

MOTION	Kerry	Jeremy
Result of vote on motion: 5-0 in favor		
DISCUSSION	Kerry talked to Charles Patterson who recommended Matt West of Teel & Maroney. He costs \$200/hr and is known for his HOA experience. It was suggested that we go to Matt West with a list of questions so that we could minimize costs to the SNA. Primarily the questions related to how to invite Phase I into the covenant and association and how best to enforce.	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Call Lawyer	Kerry	9/17

## Agenda topic: Stop Signs

MOTION MADE BY		MOTION 2 <sup>ND</sup> BY
<b>MOTION</b>	Kim	Burt
Result of vote on motion: 5-0 in favor		
<b>DISCUSSION</b>	Burt called the Mayor who said that if the SNA could get 75% of residents to sign a petition stop signs would be put up in the neighborhood to stop the scourge of drivers who are zipping through the neighborhood. Eric volunteered to write the petition.	
ACTION ITEMS		PERSON RESPONSIBLE
Write Petition		Eric Egbert
		9/18/13

## Agenda topic: Homeowner on Summit/Violation Notices

MOTION MADE BY		MOTION 2 <sup>ND</sup> BY
<b>MOTION</b>		
Result of vote on motion:		
<b>DISCUSSION</b>	The Board discussed the letter that a homeowner on Summit sent back to the Board regarding the non-compliance letter she received. The Board also reviewed potential violation notices. It was suggested that the letter to the whole SNA would be sufficient as a response.	
ACTION ITEMS		PERSON RESPONSIBLE

## Agenda topic: Clark Family Homes bills

MOTION MADE BY		MOTION 2 <sup>ND</sup> BY
<b>MOTION</b>	Burt	Kim
Result of vote on motion: 5-0 in favor		
<b>DISCUSSION</b>	Kerry suggested that the SNA bill Clark Family homes for all listed homes and lots in the neighborhood/covenant. Burt motioned that the SNA bill Clark FH for his homes and lots in phase 3, section 2 at \$129 per property from 9/14/12. He amended it to \$100 for 2013 annual dues.	
ACTION ITEMS		PERSON RESPONSIBLE
Get accurate listing of properties/owners		Kim & Donna
		9/17

## Agenda topic: Mowing

MOTION MADE BY		MOTION 2 <sup>ND</sup> BY
<b>MOTION</b>	Kim	Andrew
Result of vote on motion: 5-0 in favor		
<b>DISCUSSION</b>	Jeremy brought up the issue of mowing in the areas that the SNA maintains. Burt mentioned that with the chemicals needed to be used, there is a licensing requirement. Kerry would get another bid and the motion was made for Kerry to solicit bids, cap the amount of the contract, and be given authorization to sign a contract so that the mower could start as quickly as possible.	
ACTION ITEMS		PERSON RESPONSIBLE
Get bids, hire mower		Kerry
		9/5

--	--	--

Agenda topic: Updated Budget on Website

MOTION MADE BY		MOTION 2 <sup>ND</sup> BY
<b>MOTION</b>	Kerry	Jeremy
Result of vote on motion: 5-0 in favor		
<b>DISCUSSION</b>	The website will be updated with the current budget, including monies spent.	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

Other Items that came up during the meeting

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Regions Checking account closed on 8/13 – Bank of Milan account opened 8/13	Kim, Kerry	8/13
Insurance Rate dropped and was renewed on 8/20 with First State Insurance of Jackson	Kerry	8/20
Keep Out Lock Installed on Pond Area	Jeremy	7/20
Kim to invite 170 Summerfield to join SNA	Kim	
Donna to get to Melinda the new covenant amendment getting Phase 3, Section 2 to be put on website	Donna	9/17
Find out who owns the SNA email address	Donna to ask Melinda	9/17

General Notes

Next BOD meeting:

September 17, 2013 at 6:00 pm  
 19-K Northstar Drive  
 (In Caldwell Complex)  
 Jackson, TN 38305

---