

MINUTES

DATE: 04/16/15

TIME: 6:03 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, Channing Taylor
OTHERS PRESENT	
SNA MEMBERS PRESENT	Donna LeBlanc

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 March 19, 2015.
Result of vote on motion: Unanimous 4-0 in favor	
DISCUSSION	

Agenda topic: Meeting Minutes

MOTION MADE BY RYAN HALL

MOTION 2ND BY ANNA MAY GARRETT

MOTION	Ryan moved that Eric submit the state corporate annual report due April 1, 2015.
Result of vote on motion: Unanimous 4-0 in favor	
DISCUSSION	Eric will front the fee and request reimbursement next month.

Agenda topic: 499 Indian Trail collections

MOTION MADE BY RYAN HALL

MOTION 2ND BY CHANNING TAYLOR

MOTION	Ryan moved to return \$400 check on 499 Indian Trail property as insufficient to pay the debt owed; a lien had been placed on this lot for non-payment of annual dues and late fees, which currently are \$850.00. The homeowner's family have been assisting this owner and wrote "paid in full" on the check payment to indicate \$400.00 is all the family member intended to pay to satisfy the debt plus attorney fees accrued.	
Result of vote on motion: Unanimous 3-0 in favor; Egbert abstaining.		
DISCUSSION	This lien was placed against property by the prior board and late fees and attorney fees are accounted for.	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Return check to payor.	Anna May Garrett	4/21/15

Agenda topic: No Trespassing near Detention Pond

MOTION	Ryan moved that we place "No Trespassing" signs around our pond and allow \$80.00 for four (4) signs.
DISCUSSION: Since the recent drowning on an adjacent property to Summerfield, some neighbors have voiced concerns about making certain our kids are safe and about getting some signage.	
ACTION ITEMS: Ryan is looking for metal signs and will request reimbursement.	
Motion by RYAN HALL; 2ND BY CHANNING TAYLOR; RESULT: Unanimous 4-0 in favor	

Agenda topic: Mowing/Maintenance Contract Bids

MOTION MADE BY RYAN HALL

MOTION 2ND BY ERIC EGBERT

MOTION	Ryan moved to accept the low bidder, Mike Bryant (MBM) at \$365.00 per mowing and to present our contract to him for signing and to remove the mowing bid contracting process from website.	
Result of vote on motion: Unanimous 4-0 in favor		
DISCUSSION	SNA received 2 bids.	
ACTION ITEMS		
	PERSON RESPONSIBLE	DEADLINE
Sending contract to Mr. Bryant.	Ryan Hall	4/23/15

Agenda topic: Registered Agent with the State of Tennessee

MOTION MADE BY ANNA MAY GARRETT

MOTION 2ND BY ERIC EGBERT

MOTION	Anna May moved that whereas former president Kim Dudley has agreed, that Mrs. Dudley remain as registered agent with the TN Secretary of State and that her address remain as the address for service of process.	
Result of vote on motion: Unanimous 4-0 in favor		
DISCUSSION	Mrs. Dudley recently provided the board with correspondence sent to SNA by the state; SNA has looked into other options for a registered agent, but corporate attorney declined and other options were not viable or practical.	
ACTION ITEMS		
	PERSON RESPONSIBLE	DEADLINE

Agenda topic: 544 Summit trailer violation

MOTION MADE BY RYAN HALL

MOTION 2ND BY CHANNING TAYLOR

MOTION	Ryan moved to fine owners at 544 Summit for trailer violation and to request compliance	
Result of vote on motion: Unanimous 4-0 in favor		
DISCUSSION	Action resulted from homeowner complaint(s) and prior warning notices	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Sending certified mail of violation to homeowner	Ryan Hall	4/23/15

Agenda topic: Annual HOA Meeting and election of officers

MOTION	Ryan moved to set May 21st at 7:00PM as the date and time for 2015 Annual Meeting and that Eric prepare the agenda, notice of meeting, and proxy forms	
Motion made by Ryan Hall; Seconded by Channing Taylor.		
Result of vote on motion: Unanimous 4-0 in favor		
DISCUSSION	Board discussed an earlier meeting time, but all agreed that 7:00PM would be best. Board members who are not running for reelection were encouraged to seek out and nominate a new director.	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

MOTION MADE BY ANNA MAY GARRETT

MOTION 2ND BY CHANNING TAYLOR

Agenda topic: Meeting Adjourned to May 21, 2015

MOTION	Anna May moved the board to adjourn at 7:30 PM	
Result of vote on motion: Unanimous 4-0 in favor		

Other Items that came up during the meeting

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Eric is sending 180 Summerfield (currently for sale) an invitation to join the HOA, waiver of dues, and incentive package	ERIC EGBERT	5/3/15
Ryan advised that the city is working to correct a Vista Drive sink hole	RYAN HALL	
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	4/30/15
Homeowner advised that 116 Augustus has new owners as of 4/9/15 but that has not been confirmed		

General Notes

Next BOD meeting:

May 21, 2015; 7:00PM
Board of Directors
Downtown Civic Center (Old Medina City Hall)
112 North Main Street
Medina, Tennessee