

MINUTES

DATE: 12/16/14

TIME: 6:11 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	Gayra Hall
SNA MEMBERS PRESENT	

Agenda topic: Approval of Nov. 20 Board Meeting Minutes

MOTION MADE BY RYAN HALL

MOTION 2ND BY ANNA MAY GARRETT

MOTION	Ryan moved that the board waive reading and approve meeting minutes of Nov. 20, 2014.
Result of vote on motion: unanimous; 4-0 in favor	
DISCUSSION	None

Agenda topic: Notice of Fines by Certified and 1st Class Mail

MOTION MADE BY RYAN HALL

MOTION 2ND BY CHANNING TAYLOR

MOTION	Ryan moved the board to again send the following Notices of Fines because certified mail was returned undelivered but this time both by certified mail and 1st Class USPS and Email with additional \$25 late fine (i.e. now \$50) and accruing monthly: 210 Sungate and 531 Summit
Result of vote on motion: unanimous; 4-0 in favor	
DISCUSSION	None

Agenda topic: 120 Summerfield outbuilding violation

MOTION MADE BY RYAN HALL

MOTION 2ND BY CHANNING TAYLOR

MOTION	Ryan moved that he prepare and send an SNA violation/30-day compliance letter to 120 Summerfield, then to contact attorney if no other response/action from homeowner	
Result of vote on motion: unanimous; 4-0 in favor		
DISCUSSION	Channing mentioned that we may need to assess whether the outbuilding has a proper foundation in this decision-making process.	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Draft letter for board review and mail	Ryan Hall	12/23/14

Agenda topic: Christmas Lights Contest (Best Lighting Display)

MOTION MADE BY ANNA MAY GARRETT

MOTION 2ND BY ERIC EGBERT

MOTION	Anna moved that the board communicate to their Medina Lions Club contact that SNA wants judging to occur on Saturday, Dec. 20th and post on social media for judging. There will be one cash prize of \$100 for 1st place and 2 cash prizes of \$50 each for 2nd and 3rd place.
Result of vote on motion: unanimous; 4-0 in favor	
DISCUSSION	Eric advised that the board communicate to Lions that we have Phase 1 members including 150, 170 Summerfield, and 116 Augustus and 122 Juno. Ryan advised that no SNA member may participate in judging. Anna noted that for the 2013 Xmas lights contest, some payments weren't made until 2014.

Agenda topic: Budget Transfers and Changes

MOTION MADE BY RYAN HALL

MOTION 2ND BY CHANNING TAYLOR

MOTION	Anna moved the board transfer and make changes to the following budgetary line items based on current year expenditures:	
	Commons Maintenance	- from \$6,200.00 to \$7,000.00
	SNA/D&O Insurance	- from \$1,500.00 to \$1,200.00
	Welcoming Committee	- from \$308.00 to \$300.00
	Attorney Fees	- from \$2,600.00 to \$3,000.00
For an overall adjustment of \$892.00 (increase)		
Result of vote on motion: unanimous; 4-0 in favor		
DISCUSSION	SNA paid \$6,917.00 for commons maintenance this year, and \$1,500.00 of which was for tree removal.	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE

Agenda topic: 522 Verano Compliance

MOTION MADE BY RYAN HALL

MOTION 2ND MADE BY ERIC EGBERT

MOTION	Ryan moved the board for a resolution to fine 522 Verano in the amount of \$100.00 for failure to comply with the restrictive covenant # ____	
Result of vote on motion: unanimous; 4-0 in favor		
DISCUSSION	Homeowner paid the initial fine of \$25.00 but never complied with restriction.	
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Notice of \$100.00 Fine to Owner	Ryan Hall	12/31/14

Agenda topic: Post-Bid Process for Additional Improvements

MOTION MADE BY CHANNING TAYLOR

MOTION 2ND BY RYAN HALL

MOTION	Channing moved the board to incorporate additional measurers into the post-bid process whereby any prime contractor's recommendation for specific, additional improvements be examined or inspected by board members prior to making an agreement to pay for the additional maintenance and that any work and payment be contingent upon board approval.	
Result of vote on motion: unanimous; 4-0 in favor		
DISCUSSION		
ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Eric to provide Channing old bidding data	Eric Egbert	12/22/14

MOTION MADE BY RYAN HALL

MOTION 2ND BY CHANNING TAYLOR

Agenda topic: Meeting Adjourned to Tuesday, Jan. 13, 2015

MOTION	Ryan moved the board to adjourn at 7:35 PM; Channing seconded.
Result of vote on motion: unanimous; 4-0 in favor	

Other Items that came up during the meeting

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
Owners' recent payments: 521, 522, 527 Verano, 240 Sungate (lien release filed 12/2/14)	Ryan Hall	
Ryan requested list of paid/unpaid from Treasurer	Anna May Garrett	12/20/14
SNA paid Mr. Bryant and attorneys from last invoices	N/A	

General Notes

Next BOD meeting:

January 13, 2015; 6:00PM

Board of Directors

Downtown Civic Center (Old Medina City Hall)

112 North Main Street

Medina, Tennessee