

# MINUTES

DATE: 10/23/14

TIME: 6:00 PM

LOCATION: MEDINA CIVIC CENTER

<b>MEETING CALLED BY</b>	Ryan Hall
<b>TYPE OF MEETING</b>	Board of Directors
<b>NOTE TAKER</b>	Eric Egbert
<b>BOARD MEMBERS PRESENT</b>	Ryan Hall, Eric Egbert, Anna May Garrett, Tonya Kirkwood, Channing Taylor
<b>OTHERS PRESENT</b>	Mike Bryant
<b>SNA MEMBERS PRESENT</b>	Donna LeBlanc, Bradley Owens for OCM Investments, LLC

## Agenda topic: Approval of Sept. 18 Board Meeting Minutes

MOTION MADE BY RYAN HALL

MOTION 2

<b>MOTION</b>	Ryan moved that the board waive reading and approve meeting minutes of Sept. 18, 2014.
Result of vote on motion: 5-0 in favor	
<b>DISCUSSION</b>	None

## Agenda topic: Reimbursements for postage and printing

MOTION MADE BY RYAN HALL

MOTION 2

<b>MOTION</b>	Ryan moved that he be reimbursed \$30.00 postage, that Eric be reimbursed \$171.30 for printing and postage, and that Donna be reimbursed \$89.29 for postage
Result of vote on motion: 5-0 in favor	
<b>DISCUSSION</b>	None

## Agenda topic: Debt to Attorney's Teel & Maroney

MOTION MADE BY RYAN

MOTION 2

<b>MOTION</b>	Ryan moved that the board table debt of \$100 owed to attorney's Teel & Maroney to the next meeting	
Result of vote on motion: 5-0 in favor		
<b>DISCUSSION</b>		
<b>ACTION ITEMS</b>	<b>PERSON RESPONSIBLE</b>	<b>DEADLINE</b>

## Agenda topic: New Business - Bradley Owens of OCM Investments, LLC

<b>DISCUSSION</b>	As one of the partners of OCM Investments, LLC, owner of 512 Indian Trail, Mr. Owens received a \$25 fine for violating covenant #31 regarding trash receptacles (not being concealed). He put forward several questions for the board about the covenant violation review and enforcement process, fines, late fees, and HOA liens.
	The board reported assessing compliance on 9/10, 10/4, and 10/15 before imposing fines and observed that Owens, after receiving the fine notice, placed his trash can in the middle of the front lawn. Owens stated that several SNA homeowners contacted him with complaints about the HOA and that he wanted to provide answers to SNA residents.
	Owens paid the \$25 fines for OCM and a Sungate owner, agreed to substantially comply with the covenants, conditions, & restrictions, said he would assist an elderly neighbor to comply, and agreed to inform other homeowners how to do so.
	Remaining for the full meeting, Owens stated that the board had a hard job and thanked them for their HOA service.
	ERIC MOVED TO CONTINUE TO OTHER BUSINESS; 2ND BY ANNA; RESULT: 5-0 in favor

## Agenda topic: Communication with Clark Family Homes (CFH) re: drainage

MOTION MADE BY RYAN HALL

MOTION 2

<b>MOTION</b>	Ryan moved the board for Channing to contact Dan at CFH about drainage questions
	Result of vote on motion: 5-0 in favor
<b>DISCUSSION</b>	A lot of water is draining just south of Summit drive houses; SNA believes that CFH is taking preventative measures; Eric reports there is no city or county preliminary plat map on file for this new development near SNA

## Agenda topic: SNA Website and Domain

MOTION MADE BY RYAN HALL

MOTION 2

<b>MOTION</b>	Ryan moved the board to allow Andrew Shulman to renew the SNA website domain for \$18, to reimburse him upon proof of receipt, and to remain with WordPress	
	Result of vote on motion: 5-0 in favor	
<b>DISCUSSION</b>	Andrew is doing a good job keeping up the website and the board is pleased with the improvements	
<b>ACTION ITEMS</b>	<b>PERSON RESPONSIBLE</b>	<b>DEADLINE</b>
Contact Andrew for his technical needs	Ryan Hall	10/31/14

## Agenda topic: Indian Trail (west) ditch clean up

MOTION MADE BY RYAN HALL

MOTION 2

<b>MOTION</b>	After hearing from Mike Bryant on proposal, Ryan moved that the board allocate \$200 to pay Bryant for clean up around the tree stump and ditch area just west of Indian trail.	
Result of vote on motion: 5-0 in favor		
<b>DISCUSSION</b>	Mike Bryant is insured by Maddox Insurance (Huntingdon) for \$1M policy and also has workers comp. coverage; he said that he prefers to mow most of what he can in the spillway area. He proposed that the board consider buying white sand and spread in the spring to level rough spots for mowing; Bryant gave a rough estimate of around \$150 for the load of sand	
<b>ACTION ITEMS</b>	<b>PERSON RESPONSIBLE</b>	<b>DEADLINE</b>
Buy white sand to spread in the spring (Indian Trail @ Indian Trail)		

## Agenda topic: Maintenance of Commons behind fences

MOTION MADE BY RYAN HALL

MOTION 2

<b>MOTION</b>	Ryan moved that the board table discussion of debris and trash being thrown over fences into the common areas.	
Result of vote on motion: 5-0 in favor		
<b>DISCUSSION</b>	Mike Bryant brought up that junk behind the fences in the commons area has caused problems for regular mowing; apparently, trash and other debris is being thrown over the fence by residents.	
<b>ACTION ITEMS</b>	<b>PERSON RESPONSIBLE</b>	<b>DEADLINE</b>
None	None	None

## Agenda topic: Final commons area mowing

<b>MOTION</b>	Ryan moved that the board pay Mr. Bryant \$200.00 for a final mowing of the commons west of Indian Trail; this is a separate task from the ditch/tree stump clean up.	
Result of vote on motion: 5-0 in favor (MOTION MADE BY RYAN HALL; MOTION 2nd BY ERIC EGBERT)		
<b>DISCUSSION</b>	This will be the last mowing for the season, but Bryant requested a load of sand to address ground divots	
<b>ACTION ITEMS</b>	<b>PERSON RESPONSIBLE</b>	<b>DEADLINE</b>

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**Agenda topic: Meeting Adjourned to Nov. 20, 2014**

<b>MOTION</b>	Eric moved the board to adjourn at 7:37 PM
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Result of vote on motion: 5-0 in favor	
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**Other Items that came up during the meeting**

ACTION ITEMS	PERSON RESPONSIBLE	DEADLINE
The front entry sign needs attention and a complete overhaul, so the board is considering an allocation of \$1,000 to improve this area but needs to contact property owners at 100 Summerfield to contract water needs and arrange payment for this utility	Ryan Hall	11/10/14
There is a need to include 5-10 feet of a strip behind Vista in the mowing contract		
The board discussed Oct. 21st fines for covenant violations		
The 2014 Budget was updated and posted on website in early Oct.		

**General Notes**

Next BOD meeting:

November 20, 2014; 6:00PM  
 Board of Directors  
 Downtown Civic Center (Old Medina City Hall)  
 112 North Main Street  
 Medina, Tennessee