

## Annual HOA Neighborhood Meeting - June 10, 2024

Number of attendees: 23 + 1 proxy

Meeting Minutes:

### Pool Update - Jennifer Spry

- Pipe replaced for proper cleaning/flushing (previously flooded cabana area)
- Plumber also replaced some seals in the shower and bathrooms
- Some rotting was found in the cabana was found but should be fine now that plumbing is fixed
- Crack under pool on watch, but not a current issue.
- Resealed and restrained pool - needs to be done every 5 years, had never been done
- Door hinges will be replaced
- Shelving and organization added to pool closet
- A couple of lounge chairs and side tables are damaged and will be replaced
- Have spent \$6,400 so far this year to take care of these maintenance details
- Little Library coming
- Shaded cabana at playground coming
- Cameras will be updated in cabana, mostly for evening security

### General Maintenance - Ray Russell

- Arborist looking at the trees to address maintenance concerns
- Lots of dog-walking visitors from outside the neighborhood: encouraging neighbors to remind people that leash laws are a city-wide and poop should be removed
- No toys should be left at the park
- Landscaping company puts mulch around trees a couple of times a year, but each neighbor is responsible for weeding and maintaining those areas with individual lawn care

### Social Committee - Jessica Lamore

- Working on a video tutorial for the website to show how a summary of all that is available on the website - looking for volunteers with coding experience
- 90% adoption rate for the website across the neighborhood
- "Preferred Partner" program that will be offering services and potentially discounts to residents - need volunteers to call companies
- QR code will be available for easier website access
- Last year stayed under budget and projecting to stay on budget this year
- Holidays seem to have unpredictable attendance rate so this year events will be themed (i.e. ladies event, guys night, chili cook-off, family night, movie night, etc.)
- Internet router may need to be updated for pool area

### Budget - Donna White-Dropkin

- Hamilton County and City of Chattanooga have decided to tax the 5 different community-owned lots surrounding the neighborhood amounting to \$1,200 per year. HOA will pay these taxes as opposed to paying a lawyer/changing the bylaws.

- Erosion/Slope Repair that was approved last year was completed. Budget was \$25,000, actual costs will be \$30,000. \$29,000 spent and another \$1,000 will be needed to finish fixing the yards that were damaged from construction equipment access.
- Landscaping and slope repair were overbudget but other line items were mostly on target (see budget sheet for details)
- 2024 pool repair and maintenance line item increased significantly due to needed maintenance as outlined at the beginning of the meeting
- Budget shows breaking even and not adding any funds to savings for increased costs in the future as such HOA fees will increase from \$600 to \$650 starting with January 2025 payments. Increases less than 10% do not require a community vote.

Motion to approve budget unanimously approved by members in attendance.

Questions:

- Backflow paperwork now done electronically, Ray has spreadsheet signed by Mark Truelove when he tested each house.