

Jun 2, 2025 |

Attendees: 33 neighbors

Notes

- Introduce current and new board members, still need the secretary position filled
- Pool Committee - presented by Jennifer Spry
 - Special thanks to the Spry family for all the volunteer work they have completed to save HOA money
 - New pool furniture needed in the upcoming couple of years
 - Playground will be re-stained
 - Reminder about cleanliness and respect of property around pool area
- Community Property and Trees - presented by Ray Russell
 - Some have come down and needed to be removed from neighboring properties
 - Will begin diversifying trees along the main streets and have been given expert advice on better care
 - Retaining wall on Bridgeview was partially washed out during recent rains and will be repaired
 - Neighbor concern about sidewalk damage and where to safely cut roots during repair
 - Reminders that tree maintenance is each homeowners responsibility
 - Proposal for "Walk, Wine, and Weeding Wednesday" to trim some of the trees in a fun, collaborative way
- Social Committee - presented by Jessica Lamore
 - Printed Agenda distributed
 - Potlucks are significantly more cost effective than food trucks because of purchase minimums
 - Reminder that RSVPs help keep the social committee in budget and able to host the best events
 - Website login can glitch but is setup as privately as possible to keep information secure
 - Online payments can now be made for HOA dues with the payment of a processing fee
 - Would love to grow discounts for professional services (similar to backflow deal)
 - HOA Magnets
 - Interested in more feedback around events that people are most interested in participating in
- Backflow Inspections - presented by Ray Hanger
 - Only 54 participating in the last inspection
 - Even if you are not using your irrigation system, Tennessee American Water requires inspection by law
 - Neighbor question about how email addresses are maintained because they did not receive backflow inspection email
 - Re-inspection will be June 13, 2025
 - Neighbor suggestion: consider upgrading to separate water meter for irrigation and sensors so that irrigation system is not used during the rain
- Budget Update - presented by Donna White-Dropkin
 - Quickbooks invoice will only be sent to the primary email address so as not to duplicate charges
 - 73 lots with homeowners and 5 additional lots of community property
 - Gazebo was the big project this year
 - Utility bills were significantly higher due to multiple leaks in the irrigation system, the clubhouse bathroom and water fountain fixtures, and because we did not winterize the clubhouse.
 - Neighbor suggestion: Moen Smart Flow for leak detection in the cabana
 - Proposing raising dues from \$650 to \$850
 - 27 households voted unanimously via ballot to approve due increase
 - Budget unanimously approved