

CHEROKEE BLUFF COUNCIL OF CO-OWNERS
BOARD OF DIRECTORS MEETING
JULY 23, 2013

The Board of Directors of Cherokee Bluff Council of Co-Owners met in regular session at 6:30 p.m. in the clubhouse with the following board members in attendance: Mike Mynatt, Dianna Mercier, Karen Nickell, Diana Fox, Michael Nolan, and Vickie Norton. Cathy Hames, site manager; and Deanna Hill, FMS representative were present. Homeowners Duane Johnson, Branden Sammons, and Nivea Misra also attended the meeting.

Call to Order

The meeting was called to order at 6:34 p.m. by President, Mike Mynatt.

Approval of Prior Meeting Minutes

- **Motion:** Approve the minutes from the June 25, 2013 board meeting.
Made by: Karen Nickell Seconded by: Vickie Norton **Approved unanimously**

Committee Reports

Physical Plant – Sandra Weaver

- Chair not present.
- **Motion:** Hire Lane Excavation to install erosion fabric and rip rap in the dropped out area in the yard beside the guard house. Seed and straw to be included for \$2,350.
Made by: Dianna Mercier Seconded by: Karen Nickell **Approved unanimously**
- Defer decisions regarding erosion behind units 2007 through 2021 until the August meeting. In the meantime, management should request Neal Denten, with the agricultural extension office of UT, to visit the community and look at the area.

Architectural Review – Diana Fox

- None Submitted

Appeals – Karen Nickell

- None submitted

Rules and Regulations – Dianna Mercier

- No items to discuss

Planning – Mike Mynatt

The planning committee did not meet this month.

Officer Reports

President – Mike Mynatt

No report

Vice President – Michael Nolan

No report

Treasurer – Vickie Norton

- The June 2013 treasurer's report was distributed.

Secretary – Dianna Mercier

No report

Management Report

- There were nineteen (19) citations issued since the last BOD meeting.
- There were no clubhouse rentals since the last BOD meeting.
- Tree trimming behind the Heights units is scheduled to begin July 29th.
- Fugitive Recovery came onto the property July 16th to remove the grandson of the owner of unit 1854. The grandson had jumped bail.
- Boomsday information will be disseminated next week. Boomsday is scheduled September 1st.
- Weekly property inspection reports, with photos, are being forwarded to the BOD president.
- Pressure washing was completed at the steps and walkway near 1816, 1818, and 1820.
- Ike Rains removed the deteriorated wooden bench across from unit 1946.
- The sliding screen door on the guard house was replaced this month.
- Ike Rains painted the community fire hydrants this month.
- The monthly pool inspection indicated that two gasket seals were leaking and two pool lights were not working. All has since been repaired.
- Unit 1848 experienced its third roof leak. McReynolds came out and repaired the leak at no charge to the HOA.
- There have been thirty-one (31) replies to the request for community directory information. Additional requests for responses will be sent out.
- Holm Construction completed the final storm-related repair this month. The skylight seal in unit 1855 was repaired.
- Two trees fell on the entry drive at the end of June. Volunteer Lawn and Landscaping cut the felled trees and removed them.
- Lightning knocked out the phone and Internet and PCI computer card on June 26th. Comcast repaired the phone and Internet service. The PCI card was replaced for \$40.
- Holm Construction began the approved repairs to the downstairs clubhouse. Upon removing the exterior siding, they discovered that several support beams were badly deteriorated. Emergency repairs to replace those beams cost \$1,800.
- **Motion:** Ratify the June 28, 2013 conference call vote to authorize Breeden's Tree Service to remove a branch that was struck by lightning and landed on units 1919 and 1921. The cost was \$1,100. Authorize North Knoxville Heat and Air to remove and return the air handler HVAC units for \$400 so the units were not present when the tree work was completed. **Ratified unanimously**
- Management negotiated the resealing and striping of the parking lot to stretch over five (5) days, rather than the three (3) required. The contractor agreed to five (5) days at no additional charge, but extra days would incur a charge of \$500 per day. The BOD consensus was to have the job completed within five (5) work days, rather than incur additional costs.

Unfinished Business

- Mike Mynatt is staying in touch with HOA attorney Jerry Martin regarding the City stormwater violation citation received last year. He reported that no changes have occurred since last meeting.
- **Motion:** Management should print parking stickers on site, as needed. The stickers should use the Cherokee Bluff logo but not the name of the community on red stickers. The unit number should be noted on the sticker with a random number in front of and behind it. The size should not exceed the size of current stickers in use.
Made by: Vickie Norton Seconded by: Dianna Mercier **Approved unanimously**
- **Motion:** Contract with Volunteer Lawn & Landscaping to address items 3, 5, 6, 7, and 10 on proposal for \$3,700. Planting should be undertaken in late September/October or when Volunteer recommends it is appropriate.
Made by: Dianna Mercier Seconded by: Michael Nolan **Approved unanimously**
Other recommendations require additional answers to queries.

New Business

- No new items were introduced.

Open Forum

- The owners of unit 1918 reported concern regarding a foundation leak in their unit. Management is actively obtaining bids for repair.

Adjournment

The meeting was adjourned at 8:50 p.m. The next BOD meeting is scheduled at 6:30 p.m. on Tuesday, August 27, 2013 in the clubhouse.

Respectfully submitted by: First Management Services, Inc.
On behalf of the Secretary
For Cherokee Bluff Council of Co-Owners

Approved by Board of Directors Glanna R. Mercer