

CHEROKEE BLUFF COUNCIL OF CO-OWNERS
BOARD OF DIRECTORS MEETING
AUGSUT 27, 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, and Michael Nolan. Cathy Hames, site manager; and Deanna Hill, FMS representative were present. Homeowner Duane Johnson also attended the meeting.

Call to Order

The meeting was called to order at 6:38 p.m. by President, Mike Mynatt.

Approval of Prior Meeting Minutes

- **Motion:** Approve the minutes from the July 23, 2013 board meeting.
Made by: Karen Nickell Seconded by: Diana Fox Approved unanimously

Committee Reports

Physical Plant – Sandra Weaver

- Chair not present.
- Management provided before and after photographs of erosion control plantings installed this month by Volunteer Lawn. Management was applauded for negotiating additional erosion control work at four areas for no additional cost.
- **Motion:** Hire Volunteer Paving to prevent water intrusion into the crawl space of unit 1918. Cost to be \$3,950. The work comes with a 1-year warranty.
Made by: Dianna Mercier Seconded by: Karen Nickell Approved unanimously

Architectural Review – Diana Fox

- None Submitted

Appeals – Karen Nickell

- **Motion:** Waive three citations on unit 1907 because of contractor delay in repairing garage door opener.
Made by: Karen Nickell Seconded by: Diana Fox Approved unanimously

Rules and Regulations – Dianna Mercier

- No items to discuss.

Planning – Mike Mynatt

The planning committee did not meet this month. The committee's priority is to review landscaping design proposals for behind the Heights units once proposals are received.

Officer Reports

President – Mike Mynatt

No report

Vice President – Michael Nolan

No report

Treasurer – Vickie Norton

- Officer not present.
- The July 2013 treasurer's report was distributed.

Secretary – Dianna Mercier

- The BOD discussed, and supports, a homeowner suggestion that donations be solicited to purchase and plant ten to twelve Red Bud trees in the horseshoe area in memory of long-time Cherokee Bluff guard Kyle Heck. Stephanie Wayland volunteered to coordinate dissemination of the information, while Management will handle depositing funds donated.

Management Report

- There were thirty-four (34) citations issued since the last BOD meeting.
- There were two (2) clubhouse rentals since the last BOD meeting.
- There have been seven (7) new move ins this month.
- There have been thirty-three (33) replies to the request for community directory information. Additional requests for responses will be sent out during September.
- Tree trimming behind the Heights units was completed this month (photos were provided by Management). Breeden's removed one dead tree and trimmed two additional roadside trees at no additional cost.
- Boomsday information has been disseminated weekly this month. Boomsday will be held September 1st. Four guards are scheduled to work the event.
- Sealing and striping of the parking lot is scheduled to begin Monday, September 9th. Information about project timing and site maps have been disseminated to residents each week this month. The schedule is dependent upon the weather (rain).
- Pressure washing was completed at the steps and walkway near 1804, 1806, and 1808.
- The men's restroom door in the downstairs clubroom was kicked in this month. The door and frame were replaced with a solid door.
- The drain near unit 1871 was repaired by Volunteer. The repair prevents mud from running onto the walk.
- The sinkholes near the guardhouse were filled in with rip rap, an erosion mat, grass seed and straw. The project was completed, per BOD approval, by Lane Constructions (photos were provided by Management).
- Holm Construction completed the approved repairs to the downstairs clubhouse.
- T&T replaced deteriorated wood and flashing at the window and patio door of unit 1904 for \$300.
- RE Lewis Enterprises replaced deteriorated deck joists and fascia boards at unit 1848 for \$326.
- An *Intent of Lien* letter was mailed to unit 1834 for non-payment of service fees.
- The HOA's collection attorney filed for an update court judgment on unit 1841 for non-payment of service fees.
- Cherokee Bluff holds a lien on unit 1942, and the account was turned over to an attorney for a court judgment.

Unfinished Business

- Mike Mynatt is staying in touch with HOA attorney Jerry Martin regarding the City storm water violation citation received last year. He reported that no changes have occurred since last meeting.
- Decisions regarding erosion behind units 2001 through 2021 were deferred until the September meeting. In the meantime, management should request Neal Denton, with the agricultural extension office of UT, to visit the community and look at the area.

New Business

- No new items were introduced.

Open Forum

No items were introduced.

Adjournment

The meeting was adjourned at 7:40 p.m. The next BOD meeting is scheduled at 6:30 p.m. on Tuesday, September 24, 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 Manna Mercer