

Location: River Hall – 726 Island Drive, Memphis, TN 38103

Association President: Debby Allen

Board Members Present: Bill Graves, Jane Pirani, Amanda Hall, Renee Trammell, Tony Bologna, and Ann Sparks

Representing Management: Elaine Aeschliman, K. Anthony Bologna

Parliamentarian: Jay Earheart-Brown

Meeting called to order -Jane Pirani 6:00 pm.

Jane Pirani announced that Tony Bologna was appointed Pete Evan's position on the board representing the commercial district. Tony acknowledged that some people felt this was a conflict of interest because he is the Town Architect and his son works for the management company but said he would remove himself from the room if needed should issues arise regarding his son.

Approval of November Board Meeting Minutes:

The November minutes were posted on Trello (Internet based collaboration tool) for all Board members to review. Amanda Hall made a motion to approve with the exception of adding homeowner names and a brief description of the comments as requested by Ann Sparks, Renee Trammell seconded the motion.

Adoption of the Agenda:

According to Roberts Rules of Order, Jane Pirani asked for a motion from the Board to adopt the agenda as presented. All were in favor.

John Gordon and Lee Davidson, Engineers/Mallard Pond Erosion:

John Gordon and Lee Davidson addressed the group about their findings in the ongoing Mallard Pond erosion issue and explained some options to address this going forward. The homeowners expressed the desire to have a more natural look and John Gordon had some ideas and will be getting back to us with some options in time to present it at the next board meeting. This is not the best time of year to address this issue, but the hope is to have a plan in place in time to get it done in the warmer months. They are also looking at options for the riverbank erosion but needed more time to present a plan. Renee Trammell asked that the Ben's Park erosion also be included in the plan to be presented next month.

Homeowners Questions and Comments:

- John Cathcart expressed concern over the potential conflict of interest with Tony Bologna on the board. Tony stated that Henry Turley appointed him to the position as has been done in the past and he plans to meet with the merchants and also leave the room if there are issues regarding his son. It was decided that Jane will write a formal request to the Town Code Advisory as well as the Town Attorney to review this issue. The Parliamentarian stated that the bylaws call for the merchants to elect a representative. Renee Trammell made a motion to write a formal letter to the Town Code Advisory and Bill Graves seconded that motion. Tony Bologna and Ann Sparks sustained; all others approved.
- Bob Rowan had an issue with a sewer main blowing near his home and wanted to understand the plan. Tony has been working with the City of Memphis and acknowledged that only one pump was working that day and the force main doesn't have the capacity for what is going into it. Currently they are marking the area and have a plan that will be explained to the board before the work is done.

- Myron Graves is concerned that we already paid to have Mallard Pond fixed and now are potentially going to spend more money on that area. He wants to know what responsibility the person who did the work has to make it right. Jane stated that we didn't know at this time if we would be paying anything because it might correct itself per the engineers.

Reports:**Commercial District:**

The Café Eclectic Sign that was damaged has been removed and a new lighter sign is being designed. The Taco Shop is slated to open in the former Café Eclectic space. There is a glitch in the building code for the new wine bar. There are 2 potholes that need to be repaired and the area needs to be striped. Total cost for this work is \$5,725.00.

Arbors Apartments:

Amanda Hall reported, ongoing improvements are still in place for the clubhouse, pool area and signage. More capital improvements will be coming later in the year.

Finance:

Debby Allen reported that Laura Lothrop stepped down and Mike D'Amico was not able to be at the meeting. She has also recruited new members to be on the committee. Debby is working on options for changing bank accounts and Bill stated that Jane should be working on that with her. They agreed to investigate options together.

Town Code Advisory:

Nothing to report.

Landscape Committee:

Jodi Rump reported the following:

- The lighting has been delivered and is waiting to be installed.
- The tree that fell during the storm has been removed.
- Met with Naturally Green to explain 2020 expectations.
- Waiting on budget approval for park lighting.

Management Company:

Anthony Bologna handed out a list of ongoing issues and the following were discussed:

- The board approved the request submitted by Gibbs.
- The swings for Ben's Park were approved with an additional \$500 for a new beam. Bill Graves made the motion; Renee Trammell seconded the motion and all approved.
- The concern for the potholes and striping of the commercial district was discussed and the board requested a bid for arrows only.
- There is an overgrown area with poison oak/ivy that needs to be cleaned up. The bid was high so Anthony will request 2 additional bids.
- The bids for Village Park are not for the same scope so Anthony will work with the engineer to get comparable bids.
- A draft of the directory will be available this month. It was requested that meetings not be held on holidays.
- Wood replacement on the gazebo will resume and Tony Bologna is going to select a color for the paint.
- The board approved reimbursing Metzger \$250 for irrigation repairs.
- The board approved reimbursing King \$150 for sod.

OLD BUSINESS

2020 Budget

Tony Bologna suggested that we postpone the next phase of paving and not raise the point values for the 2020 budget. He did reiterate that potholes and striping in the commercial district needs to be addressed. The costs of the pending larger projects need to be known before the budget is approved. Ann Sparks mentioned that sidewalks need to be addressed this year. Mike D'Amico would like to have longer for the finance committee to review the budget. The board gave 2/7 as the deadline for the finance committee review.

Contracts

The contract for Maria Montessori School is needed. Debby Allen explained that the contract with Ledic has been signed with a 30 day out and performance will be reviewed in 90 days. A part time person through a temporary agency will be starting to help with office duties. Bill Graves pointed out that 3 signatures are needed on larger contracts.

The Rump Deck

This is not covered by insurance and the engineer needs to look at this item.

Northeast Property Line:

Jane Pirani stated that the judge is suggesting mediation between both sides on this matter. Tony Bologna stated that we should not care about this land and do not want to incur more legal fees. Jane will discuss this further with the Town Attorney this week.

NEW BUSINESS:

No Kid Hungry

Debby Allen presented a Harbor Town Food and Wine Festival benefitting No Kid Hungry to potentially be held Sunday, April 19, 2020 in Harbor Town.

Meeting adjourned at 9:05 p.m.

Submitted by,
Amanda Hall

