

Location: Maria Montessori School – 740 Harbor Bend Road, Memphis TN 38103

Association President: Debby Allen

Board Members Present: Bill Graves, Jane Pirani, Amanda Hall, Renee Trammell, Pete Evans, Ann Sparks and Rhonda Brown

Representing Management: Elaine Aeschliman, K. Anthony Bologna

Meeting called to order -Bill Graves @ 6:08pm.

Election of Chairperson and Secretary

Incoming President:

Debby Allen

Chairperson:

Renee Trammell nominated Jane Pirani as Chairperson. Rhonda Brown seconded the motion with motion passed. Bill Graves turned the meeting over to elected chairperson- Jane Pirani.

Secretary:

Jane Pirani nominated Rhonda Brown as Secretary. Amanda Hall seconded the motion and all approved.

Approval of September Board Meeting Minutes:

The September minutes were posted on Trello (Internet based collaboration tool) for all Board members to review. Rhonda Brown made a motion to approve, Renee Trammell seconded the motion.

Homeowners Questions and Comments:

Access portal online for titleholders

Review and post minutes in a timely manner for all titleholders to review

Jane Pirani asked if there were any open items up for additional comments from Titleholders.

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.

Reports:

Commercial District:

Updated Signage is needed for HT, which needs to include all old and incoming businesses. Awaiting bid for re-painting the arrows as needed until the next paving phase is done.

Arbors Apartments:

Amanda Hall reported, ongoing improvements are still in place.

Finance:

Laura Lothrop,

- Based on estimated timing – half of our expense will be paid in 2019, the remaining will move to the 2020 budget.
- \$80,000 of landscape lighting contract will be paid in 2019.
- Budget overages
- Request board to transfer \$50,000 from the working capital account to the Operating Account / move funds to other accounts for increase in rates
- Coding error with street paving/curb repairs

- Request to move monies to cash basis/ holding funds (need approval from board) moved to next meeting

Landscape Committee:

Jodi Rump reported the following:

- The lighting contract has been submitted by Skyline Electric.
- Season Flowers installed
- MMS needs a gate on the end or torn down. (open for approval)
- Mallard Pond plantings will be done as soon as pond work is complete
- Due to ongoing issues with Mallard Pond – increase above budgeted amount will need approval at time of completion

Concerns from Board – Does Management need assists with completion? Management indicated; they will resolve the problem at hand.

Management has hold on the RNEC invoice until all issues are resolved and approved.

Management Company:

Anthony Bologna reported that there are many ongoing issues:

- The Harbor pump is now working to keep the pond system full.
- Mallard Pond – Equipment has been repaired
- Catch basin at Harbor Town Blvd has been completely cleared
- Streetlights – Day burners are being addressed
- Painted globes were never to have been painted – Goal is to gradually replace
- Two grates in the commercial district will be replaced
- Bench anchors were ordered/fabricated/delivered and given to Bill Graves
- Multiple water leaks have been repaired
- Damaged to the “Café Eclectic” sign is being repaired
- Sanitation trucks – dripped hydraulic fluid on all streets. **Management needs to address expense and damages.** Recommended to get bid and or a solution on addressing this matter. Management may need to file a claim with the insurance.
- **Home Inspections are going well. Thanks to all our wonderful Title holders.**

Board approval needed:

- Ben Park erosion
- rotted cross ties, 2020 budget
- Village Park repairs, Frames at Ben’s Park
- Light Pole replacement
- All pending contacts
- Skyline Electric for bid.
- Homeowner- (Metzger) requested a reimbursement of \$668 for irrigation and water cost.

Approved:

- Halloween – Approved to move forward as planned

OLD BUSINESS

Jodi Rump- Titleholder – reimbursement for damages and power cost. Phineas Bresee – reviewing HT insurance may fall under “claim”.

Amanda Hall -reach out to Island Park about property clean-up.

Settlers Gazebo – Rhonda Brown made a motion to move forward on the gazebo not to exceed \$8,000. Amanda Hall seconded the motion. All approved.

Northeast Property Line:

Jane Pirani -new issues arise with property line. The survey shows 2 lines of separation. Board is aware of the cost and reason for legal fees.

Jane Pirani recommended “HT should avoid the attorneys and fees, negotiate with the other association. All board members agreed.

Additional concerns:

Rhonda Brown agreed to speak with J.B. Halbert about the need of cameras in this area. Bill Graves will add changes to the budget and review with Board. Laura Lothrop requested approval to review.

Contracts Expiring in 2019

Jane Pirani opened this subject up for discussion:

LEDIC Management Group

Waste Pro

Naturally Green – last contract was a 2-year contract

Maria Montessori School – 7-year contract with an automatically renewal for 5 years

Signal 88-

Rhonda Brown asked to delay allowing time to review and discuss the expiring contracts. Jane Pirani asked that all contracts be posted to the Board before the next meeting.

Christmas Decorations:

Rhonda Brown made a motion to approve the installation of the Christmas decorations. Bill Graves seconded the motion and the motion approved.

NEW BUSINESS:

Parliamentarian

Jane Pirani and Renee Trammell made a motion to pursue bringing on a Parliamentarian as soon as possible. Rhonda Brown second the motion and all approved.

Amanda Hall made a motion for Board training. Renee Trammell second motion and all approved.

Meeting adjourned at 9:06 p.m.

Submitted by,
Rhonda Brown, Secretary