

Board Meeting Minutes

Monday, April 18, 2016 6:00 PM at River Hall

Attendees:

President: Jan Bouten

Board: Christina Guibao (Board Chair), Billy Bond, Bill Graves, Megan Dress, Karl Friedrich, Melanie DiLiello and Nicole Storey

Homeowners: Veronica Ploucha, Mark Ploucha, Marilyn Robinson, Phineas Bresee and Elizabeth Low

Management Representatives: Tracy Adkisson and Maegan Rusch

Landscaping Committee: Jodi Rump

Finance Committee: No representative

Other Attendees: Rose Zickefoose (GreenScape)

Christina Guibao called the meeting Called to Order at 6:00pm.

Nicole makes a Motion to approve the March 21, 2016 minutes as written. Karl Seconded. No one objected and the Motion passes unanimously.

Homeowners Questions and Comments:

- Phineas Bresee would like the opportunity to review the insurance for the HOA and possibly provide a quote. He is employed by Kemmons Wilson Insurance.

Reports

- Commercial District: Karl presents the four signage options that range from \$5,939 to \$28,000. Quotes were provided by Chickasaw signs. Nicole offers to recommend a sign company if additional quotes are preferred.
- Arbors Apartments: Asphalt work will begin shortly and Melanie will meet with Management to coordinate this. Speeding near the school is discussed. The Arbors would like to know if the sidewalk around Phase I is the responsibility of the HOA.
- Finance Committee: No update from a committee member, but Jan states that the delinquency is very pleasing. Mark Ploucha is welcomed to the Committee.
- Landscaping: Jodi, Management and GreenScape are working together on the deficiency memo sent by Management to GreenScape. All issues have been responded to by Rose.

Management Company Report & Action Point Review with BOT

- Receivables: The total delinquency is \$5,408.66. If anyone with bankruptcy, liens or foreclosures is backed out, the total is \$355.89. This is a very low amount, but will increase in April from unpaid second quarter 2016 dues.
- Old Business
 - Major Projects as per Budget:
 - Ponds: The quotes from Burr and Cole are attached in the Board package. The quote for engineering totals \$7,380. The quote for landscape design totals \$2,500. The survey of the pond is also attached to the Board Package. A plan should be developed in roughly 6-8 weeks.
 - Bill makes a Motion to approve the use of Burr and Cole not to exceed \$10,000. Billy seconded. No one opposed and the Motion passes unanimously.
 - Erosion Project at the Wolf River Bank: Management has been in touch with Kevin Hurley and is waiting on the barge company and the river.

- Asphalt Project progress: Due to weather, the asphalt laying has not gone as planned. Currently, all of the alleys have been milled and repaved. The road work will recommence when we have numerous consecutive days with no rain.
 - Landscaping Overhaul: The quote from GreenScape is attached to the Board package. The total to landscape the entrance streets is \$19,476. It would cost \$1,648 to plant the trees, making the total \$21,124.
 - Management has Board approval to move forward with this work.
 - Hot Spot Plan for 2016: The neighborhood will be mapped out and split into sections to repair on a yearly basis. Management has started the map.
 - Other Issues
 - Waste Collection: Bids are uploaded on Trello and pricing is included in the bid tabulation. Waste Pro did confirm that they will provide large recycling bins to a handful of residents for no additional cost. It is noted for Management to call the City of Arlington in July or August.
 - Traffic Study and Speed Bumps in Commercial District: The traffic study is included in the Board package. Stop signs are in process. Management will look into what signage is necessary to protect the Association in regards to speed bumps.
 - Water Pumping from Wolf River Harbor: The water testing came back fine and fish will be able to live in the harbor water. Management is waiting on a Form 408 to make sure that the pump will not interfere with the dredging of the harbor.
 - Irrigation Contract: Hollandsworth will maintain the irrigation system until May when GreenScape will take over and Hollandsworth will be paid out.
 - Erosion at Commercial District: Management is working on pricing to infill the eroding area with sod or ground cover.
 - Events
 - Community Garage Sale: Management started accepting reservations on Friday, April 15, 2016 and has currently received 20.
 - Harbor Town 5k: No update.
 - Crawfish Festival: Event was successful and all went smooth.
 - New Business
 - Management Company: Included in executive session.
 - MLGW Pipe Leak and Sinkhole on Harbor View Dr. Alley: MLGW notified Management that the sinkhole in the alley was caused by a sewer leak. Management had Cobb Plumbing run a camera through the sewer and they found no leak. This area has been repaved and if the sinkhole does not reform within two weeks, Management will file a claim with MLGW/The City of Memphis.
 - Masonry Work Needed: A quote from Whitney Anderson is included for review and includes many areas in need of repair. This quote does not include the north most monument repair.
 - Management has Board approval to move forward with this work.
 - Budget for Tree Work: It is noted to prioritize the tree work needed based on safety concerns.
 - Empty Lot Landscaping: Management had the lots cut. It is noted to make a resolution involving mowing the empty lots in exchange for unutilized waste pick up.
 - Commercial District Punch List: The timeline on this is roughly 6 weeks.
 - Purple Martin Houses: The houses have been opened.
 - Arbors around Entrances: It is noted for Management to create a survey about removing the arbors.

Calendar Review

- A 2016 Calendar is attached to the full Board package.

Meeting was adjourned at 7:05pm with the board going into an executive session and discussing Management Company.