

# ***Cherokee Hills Homeowners Association***

## ***Meeting Minutes***

July 13, 2017

### **I. Call to order**

Al Wornall called to order the regular meeting of the Cherokee Hills at 6:00pm on July 13, 2017 at 131 Amherst Drive.

### **II. Roll call**

Al Wornall conducted a roll call. The following persons were present: Kyle Scates, Mark Moore, Trisha Craven, Nan Smith, and Al Wornall

### **III. Approval of minutes from last meeting**

The minutes of the last meeting were approved by the Board via email

### **IV. Open issues**

- a) Melody Bertolini addressed the Board about her plans for an above ground pool and a gravel driveway at 101 Amherst Drive. Her Realtor had not made her aware of Cherokee Hills Covenants prior to buying the House. She plans to remove the pool by September 30, 2017 and intends to have her gravel driveway “black topped” by the end of the year. The Board will prepare a letter to Mrs. Bertolini confirming the Boards decision and summarizing the meeting.
- b) Nan Smith gave a brief financial report. She explained that she is waiting for a detailed County report of our submitted budget. It appears as though we have a 2018 Budget of 23,000 which we believe is the same as last year. There is approximately \$2,000 in checking and approximately 9,000 in an investment account.
- c) Entranceway: The Board decided unanimously to stop all work on the entranceway until a comprehensive landscaping plan could be developed. Chuck Stowe had requested at an earlier time that Marti Scates develop a landscaping plan for submission to the Board. Chuck Stowe will speak to Ed Henderson about signing an agreement to allow us access to his side of the property to accommodate our plans.
- d) New Landscaping crew: The Board decided to request bids for performing the ongoing entranceway lawn service. Trish Craven, and Kyle Scates will request quotes from Ruhan Bela and Hob Chandler. Quotes will be based on the most

recent contract provisions from Environmental Landscaping with the exception of eliminating the overseeding of grass and adding the treatment of fire ants and making sure the entranceway gutters are free of weeds and rubbish.

- e) Maintenance of Common areas: The Board does not want to pay for clearing property owned by residents. The Department of Transportation may be able to assist. Al Wornall will contact Department of Transportation to see if they can assist. The Department of Transportation has completed the building up of the shoulder of Amherst Drive near June Shaw's house.
- f) Revised Covenants: Board received the first draft of the Covenant revisions just prior to the July Board meeting. Each member of the Board will read the revisions and be prepared to discuss the document at the August meeting.
- g) Opinion Letter on Lot Maintenance Responsibility: It does not appear to give the Board any authority
- h) By Laws: Wilson Bruce was not aware of any work having been done to review our By Laws.
- i) Crime Watch Zone Signs: Chuck Stowe and Mark Moore will install when weather cools down.
- j) Town and Country Inspection Letters: Letters were sent to the 7 most egregious problem areas. Letters regarding landscape issues were held back until Board more confident of Covenant Vote.
- k) The Board decided to have Wilson Bruce of Town and Country act as our Liaison with McCabe, Trotter and Beverley. All contact with the attorneys will be funneled through Wilson Bruce. The nature of the relationship with the attorneys and Town and Country improves the response time in the Boards opinion.

## **V. New business**

- a) Actions and Expenses: The Board unanimously agreed that all actions on behalf of the Board must have prior Board approval and that all expenditures must have prior Board approval.
- b) Monique and Joey Bagwell; ,roof repair
- c) Keran Hodges : New neighbor. Kyle Scates hand delivered Covenants and website information them.

- d) Board of Realtors; contact to discuss procedures for distributing Covenants.
- e) Tom and Jane Burns; Shed and damaged tree removed.
- f) 133 Amherst Drive; foreclosure hearing on 7/11/17. No action required by our Board.
- g) 118 Partridge Road; Allison Burns Loper; Fencing and Pump house damaged. Al Wornall will call County and they are on Inspection Letter list for landscaping. Letter not mailed
- h) Website : Add Board Member names and contact information to Zach Lloyd

## **VI. Adjournment**

Al Wornall adjourned the meeting at 7:45 pm

Minutes submitted by: Al Wornall

Minutes approved by: Board via email