

MINUTES

The meeting was called to order at 9:04 AM by Larry Lewis. In attendance were Billy Elkins, Don Kessler, Leon Jones Ron VanDyke, Paul Lyons, Lim Williams and Ben Adams.

It was brought to the attention of the board by Leon Jones, that in the May meeting we had voted on a treasurer and a secretary, but forgot to vote on a president and vice-president. Steps were taken to correct that situation. Billy Elkins nominated Larry Lewis for president. Don Kessler seconded the nomination. There were no other nominations. Larry Lewis was elected president. Don Kessler then nominated Billy Elkins for vice-president. Jim Williams seconded the nomination. There were no other nominations. Billy Elkins was elected vice-president.

Due to an issue that had arisen through email communications concerning correcting encroachment of property lines, the board discussed the appropriate method for handling these situations. It was determined that these encroachment violations had been handled by requiring that the violation be corrected when the violating encroachment needed repair or replacement. At which time the unit owner would be required to come into compliance with the covenants and property lines. Leon Jones made a motion that if a unit had an encroachment violation, the unit would be required to correct violation when the encroachment needed to be repaired or replaced. Paul Lyons seconded the motion. The motion passed.

There was no August meeting. The July minutes had been posted.

Ron VanDyke reviewed the financial report, noting the effect of the new concrete curbing on the budget. There were no problems or discrepancies in the financial report. The accounts receivable were reviewed. Ben Adams noted that a proposed budget was being prepared for the next meeting and the board should be looking at budget suggestions for that meeting. Ron VanDyke made the motion to accept the financial report and Leon Jones seconded the motion. The motion passed.

Section reports had been submitted by email, with no unusual circumstances being reported.

There was only one A&L form concerning the installation of a wooden access ramp at 10417 PGC, which had been approved previously by email.

The installation of backfill dirt and sod for the new curbing was being scheduled.

Plant replacement was in progress.

A problem had arisen related to water damage resulting from poor/missing caulking around windows and doors. Ben Adams advised that he would get per unit estimates for checking/repairing caulking.

After several months, the concrete sprawling at 10403 PGC and 8729 BWC had not been corrected. The board asked that a replacement date within the next 30 days be obtained.

The concrete at 8731 BWC had been replaced.

It had been brought to the attention of the board that there was a mold problem at 10600 Parkhurst as a result of construction problems with the sunroom addition. The addition had been in place for 10 years. It was determined that, under the circumstances, the unit owner was responsible for any interior problems and the board would correct the exterior problems. The Kiel Thompson Co. had submitted a bid of \$1851.25, to perform the exterior work. Leon Jones made a motion to accept the bid. Ron Vandyke seconded. The motion passed.

The unit owner at 10423 PGC had inquired about the replacement of a vinyl siding strip on their dormer and replacement sod for their patio area. The board agreed to have the vinyl strip replaced, but the area inside the patio fence was the unit owner's responsibility. Paul Lyons will notify the unit owner.

Jim Williams reported that the concert at the gazebo was very good with 70 people in attendance. The performance was provided by Maryville Baptist Church. There were 18 people at the breakfast. The Chili cook-off will be 10-12-14. There was some discussion concerning installing some wind/sun screens on 3 sides of the gazebo and ceiling fan. The cost and availability of the screens will be investigated. Billy Elkins made a motion to have a ceiling fan installed in the gazebo and Leon Jones seconded the motion. The motion passed.

In old business, the satellite dish at 10605 Avenel was down, but the basketball goal was still there and there was still a problem with the dogs, and the beware of dog sign on the fence. Animal control had been contacted several times on this situation.

The van parking at 8731 Lough had been corrected.

In new business, it was noted that residents of the new development adjacent to the WOG have been using common areas and not cleaning up their trash. Billy Elkins made a motion to have a new sign, similar to one at the entrance at Jessica, placed in the section 2 park. Jim Williams seconded the motion. The motion passed.

There being no further business, Jim Williams moved for adjournment and Leon Jones seconded. The meeting adjourned at 11:15 AM.

The next meeting is scheduled for 10-17-14.