



Lowe's Ferry Property Owners Association

Minutes of Annual Property Owners Association (POA) Meeting

Date: March 7, 2015

Location: Knoxville Airport Hilton

Board Attendees: Gary Aron – President (excused), Stephen Jennings – Treasurer (acting President), Steve Crandall – Secretary, Elvin Stephens, Steve Dekanich, Lisa Lambert – Bookkeeper (Guest)

Steve Jennings called the meeting to order at 9:12, and unless otherwise indicated, provided the reports and updates on open topics & issues.

Acknowledgements

- Attendees were welcomed and Steve announced he would stand in for Gary Aron who will not be able to attend due to personal issues.
- Thank you was extended to Gary Aron for his time and efforts, which has put LF on a course for a tremendous future.
- The Board of Directors was introduced.
- Thanks were extended to Steve Crandall for his term on the Board, to Elvin Stephens and Steve Dekanich for their continued service, and to LF resident Scott Elmore for his guidance and assistance on LF legal issues.

Lowes Ferry Directory - Gary Chesney (LF Homeowner)

- The Chesney's have undertaken to create a LF homeowners directory.
- The purpose is to build community and to know everyone.
- The directory information will be for LF owners only and will not be distributed outside the community.
- Those who want to be in the directory must give permission to be included and provide updated contact information/email.
- A mass email will be coming for owners to respond giving permission to be included and a chance to update contact information.

Drainage Issue

- Work is completed & appears successful. Board will continue to monitor.
- Special assessment covered 2/3 of cost, operating budget covered 1/3.
- A lot owner reported that a worker mentioned the tubes were going to be drained and cleared. The lot owner was requested to provide the Board with specifics so and the contractor can be contacted to complete the work.

Architectural Review Committee (ARC)

- Board has historically acted as ARC, but voted to move to an alternative process as permitted under the Bylaws.
- The architectural firm Allen & Associates has been retained to perform the ARC function.

Elvin Stephens explained the ARC process.

- Allen & Assoc. reviews the plans and assures all HOA requirements are met.
- One building proposal has been submitted under the new process.

- The Board will review the pros/cons of this new process/guidelines with that lot owner.
- The Board will then meet with Allen & Associates to streamline and improve the process.

A Q&A session among the Board and attendees is summarized as follows:

- No lot owner is currently in the new ARC approval process.
- The guidelines have been changed requiring a civil engineer is engaged to assure proper placement of the house on the lot and that proper drainage is achieved.
- The homeowner can hire their own civil engineer.
- Cost of a civil engineer - est \$500.
- Fee for the ARC process - \$950.
- The ARC process has been modified within the existing HOA covenants; The covenants do not need to be updated.
 - Note: Any required change to the Covenants must have 75% approval of lot owners.
- Elvin is the contact for additional information on the ARC process.
- Owners preparing to build should contact Elvin for copies of the ARC guidelines.

Blane Chrisman addressed the meeting regarding potential building code changes

- Blane is a member of the State Home Builders Association
- New requirements are under consideration by the state that may require fire suppression systems and significant cost increases to home builders.
- Blane is lobbying to minimize and eliminate the impact to local home owners.
- Feel free to contact him for more details.
- Homes already built are grandfathered in.

Marina Update:

- 24 slips are completed; 36 are approved by TVA.
- TVA can stop building of new slips at any time – want to assure lot owners that want slips can have them.
- Board will issue a letter to lot owners to determine if there is interest in building more slips, in units of four.
- Last slips built were \$18k , new slips may be more due to deeper water.
- Owners have the slips deeded to them.
- The Board was asked if any slip owners have expressed interest in selling existing slips. The Board will send inquire to slip owners, and report on the outcome.
- There is a separate budget for the marina.
- Annual Marina maintenance assessment is \$600.
- The Marina budget is healthy – may adjust dues down next year.
- The Board was thanked by homeowners who have slips for the implementation of the new gates.
- These gates were installed using money generated in the sale of the new slips and from the operating marina budget.
- The dock gates open with a keypad. Fobs are expensive to implement.
- Marina maintenance fee covers cleaning and power washing twice monthly.
- There was discussion about the cost & frequency of the marina cleaning.
- An ultrasonic goose deterrent costing \$675 each was proposed as an alternative. The Board will investigate.
- Boat lifts are independent of the slip. Must be a hoist lift that brings the boat out of the water.
- Jet-ski lifts are not being considered at this time.

Street Lights –

- When LF was constructed the street lights were not commercial grade.
- The current lights require a high level of maintenance.
- If one goes out – call a Board member.
- The protocol for new lights is that when a house is built, a light must be within a specific distance of the home. Ft Loudon installs the transformers as required.

- A light in the Highland area was reported as not working. The homeowner was requested to send Steve Jennings a note, and he will initiate the order for repair or install.

Trailers –

- **LF By-laws and covenants (section 4.4) clearly state NO TRAILERS of any kind are permitted to be stored on a Lot outside of an enclosed building. This includes driveways, yards and woods.**
- The Board has received many complaints of the 7-8 owners who have had long term storage of trailers on lots in violation of the covenants.
- **This is the last warning – The Board will take action to file a legal injunction to remove the trailers and come into compliance.**
- The costs will come from the budget and will affect all lot owners. Please remove the trailers.
- First step, the Board will send a letter requesting removal. If not moved – a legal injunction will be filed. The Sheriff will enforce the injunction.
- Alternative storage location recommended is Louisville Landing that charges one homeowner \$30 per month for 3 trailers.
- Trailer storage area was in the original plan of the property. A proposal by an independent committee of homeowners had been submitted to the Board for a storage area on LF property. The proposal has a onetime fee of \$1,000 per storage site plus a maintenance fee yet to be determined. Board remains open to the proposal and invited the committee to bring the proposal to the new Board for discussion and review. To create the proposed storage area will require a vote of all lot owners and a 75% approval level.

Other Questions & Discussion Points

- A lot owner reported that small shrubs planted on their lot were mowed over by the landscaping company. It was recommended the owner work with the landscaping company to repair/replace the damaged shrubs.
- The mowing contract is expiring and will be rebid.
- The electric boxes on Pride Road were submerged during the recent rain. The drain is above the water level and a ditch is needed. The original drainage plan recommended by the Board last year included a \$1,000 assessment and would have fixed all the issues. A less expensive plan was adopted and not all problems were remedied. Consideration will be given whether the repairs can be done over several years from the operating budget
- The breaker box in the Highlands that failed in the recent storm did not fail due to the water level. The power company will evaluate moving it.
- Life expectancy of the roads is unknown. They were not built up to specification. With the heavy traffic of construction, they will wear out. LF needs to establish a restricted fund for future repairs.
- It is in the Board's power to change dues and make assessments as necessary.
- Drainage issues on a private lot will be addressed as necessary.

Vote for new Board Members

- The HOA Board consists of 5 individuals.
- For personal reasons, Gary Aron has elected to step down from the Board, Steve Crandall & Steve Jennings' terms have expired.
- Three positions are open and require homeowners to vote for new Board representatives.
- Candidates included: Steve Jennings, Julian Smiley & Patricia Mayhugh.
- The Board does not have proxy for non-present members.
- Absent members can give proxy rights to other HOA members or to a Board representative.
- The Board must have a President, Secretary and Treasurer. The new board will elect its officers at its first meeting.
- The matter of distributing minutes of Board meetings will be taken under consideration.
- Election results: All three candidates (Julian Smiley, Patricia Mayhugh and Stephen Jennings) received more "yes" votes than "no" votes.

Financial Report

- Cash balance of approximately \$51k
- Board has a target to build a fund of one year's operating budget. \$125k, plus restricted reserves.
- The largest line in the budget is landscaping which covers mowing of vacant lots – per the covenants. This cost will decrease as homes are built.
- Explanation was given of the internal controls and separation of financial duties. The bookkeeper writes the checks and Steve Jennings reviews the reconciliations and all expenditures.
- As previously stated, the Marina is at the point where dues may be able to be reduced.

Gates/Fobs (Update provided by Elvin Stephens)

- There have been several issues during the last few week's severe weather events.
- The repairman is coming to evaluate and repair.
- The clubhouse computer unit was damaged during the bad weather and is being diagnosed for repair.
- A homeowner expressed concern the gates exiting the pool are locked, which is a fire/safety hazard. The Board will look into whether fobs or a keypad system can be installed.
- No one will be allowed to reserve the clubhouse for the entire weekends of Memorial Day, 4th of July and Labor Day. Owners can have non-exclusive use of the clubhouse access. The cost to rent is \$500 per day.

Steve Crandall

- Thanked the past and present Board members for their dedicated service, time and commitment to Lowes Ferry

The meeting was adjourned at 10:51 am.

Respectfully Submitted,

//Steven R. Crandall

Lowe's Ferry Property Owners Association
Steven R. Crandall, Board of Directors Secretary