

Sugarwood Homeowners Association

Minutes of the Annual Meeting

Held at the Town Hall of Farragut

January 10, 2015

The 2015 annual meeting of Sugarwood Homeowners Association was held on January 10, 2015, in accordance with the association's bylaws.

Agenda

- Welcome and Introduction
- Recognition of Volunteer and Helpers
- Old Business
 1. Treasurer Report
 2. Maintenance Report
 3. Social Committee Report
 4. Swim Team Update
 5. Traffic Calming Committee
 6. Clubhouse Committee
- New Business
 1. Nominations and election of 2015 board candidate
 2. Presentation of 2015 association fee and budget
 3. Discussion of sign and street painting
 4. Clubhouse committee report
 5. 2015 monthly newsletter proposal at sugarwood.org
 6. Community Garden bylaw discussion
 7. Discussion on outside contractors to pursue giving swim lessons at the pool/
bylaw discussion.

The annual meeting of the Sugarwood Homeowners Association was called to order at 10:10 AM, by Paul Hester, president, (49) members attended the meeting in person and (65) homeowners submitted properly documented proxies, with a total of (114) homeowners attending in person or by proxy, a quorum was present and the meeting was opened.

The Board Members were introduced.

- Paul Hester, President
- Dave Muraskin, Vice President
- Jeff Pappas, Treasurer
- Gerand Saffles, Secretary
- Blair Griffin
- Angie Brown
- John Rhodes

Paul Hester introduced Dave Freeman as the meeting's Sergeant of Arms and

Paul Hester and the entire board recognized several homeowners including block captains, and many individuals that had just given their time over the year to the neighborhood. They did this by displaying a slide on the screen with all their names.

Chet Carbaugh made a motion to approve the minutes from the last annual meeting. Paul Hester asked if there was any additions or corrections, as they are available online, seeing none he moved to second the motion. The motion passed by a voice vote

The First order of business was presented by Jeff Pappas, Treasurer, presented a report detailing the financial condition of the association, the 2014 actual revenue in comparison to 2013, total change in cash in 2014, actual expenses 2014, and the total equities and liabilities for 2014.

Gerard Saffles spoke about the maintenance committee, spoke about the maintenance that had occurred to the front entrance and the installation of the new bike rack at the pool. Dave Muraskin also spoke on the repair that was recently done to the tennis courts, and how this is an ongoing issue that would need further research and attention in the coming years.

Angie Brown spoke on the social committee, she mention many of our events were very successful, but there are those that in the future, such as the fall festival, we may want to reconsider due to a decreased interest.

Chet Carbaugh gave the swim team update, as highlighted on the slide presented before the present members the swim team this year was very successful. As Chet mentioned there were 169 members this year and they were very surprised at how large the team was, and had to actually have a cut-off this year. He did state that if anyone had any questions about the swim team please do not hesitate to ask, he would be happy to answer any and all questions.

Paul Hester spoke on the traffic calming committee, he stated that the committee did meet with the town of Farragut and there were two tests redone to see if there were problem areas, both on Sugarwood and Butternut Circle. The results from this test found there to not be a problem on Butternut Circle, and the only place eligible for some kind of calming device would be Sugarwood Drive. The options would be either a speed hump with a grade of less than 12%, paint the roads, or at least a children at play sign. Paul mentioned that the Town of Farragut agreed that a Stop Sign would not be a good solution based on studies done in the past, Jeff Breedlove spoke from the floor and educated the members present on this particular study and how this would not be the most effective route to take. To move forward with a speed hump, the Town of Farragut says the neighborhood must have a 70% consensus from those effected by the speed hump. Many members began to voice their concern on this issue. Jerry Thornton voiced his concern as it may be a reverse issue as the speed limit is so slow that driver's speed where they can, and he said to ask them to raise the speed limit, as to eliminate the need for speeding. Gerard Saffles then spoke about how she felt that it was a problem especially based on how many kids lived in that problem area. Karen Hart voiced her concern and noted how we needed to protect our children, and how she felt it was an issue at the bottom of Sugarwood, but also at the top. Ed Whiting noted that the people just needed to slow down. Dave Freeman made a motion based on the number of concerned residents to send information and a ballot to those on Sugarwood Drive that would be affected by such a calming device and to see if 70% would support such an installation. Chet also amended that motion to add Butternut Circle, and Paul Seconded the amendment. Then Jerry Lyons made the amendment of Big Tree to the original motion and Karen Hart seconded. After the motion

was clarified as requested by Jeff Breedlove, It stated that the board would send information and ballots to those on Sugarwood Drive, Butternut Circle, and Big Tree in reference to the installation of a calming device, to see if 70% would support the installation.

Vote was taken by voice, all in favor, two opposed.

Ron decided to defer to later on his presentation

New Business

The nominating committee supported five candidates and one was nominated from the floor, to elect three each for a two year term and one for a one year term. Candidate's bios were submitted to the board in December. Paul Hester introduced the candidates:

Shane Pohlman

Dave Muraskin

Megan Morris

Kim Robards

Ron Williams

Each of the candidates spoke to the attendees and gave a brief description of why they would like to serve as a board member. After the completion of these statements, Paul Hester asked for nominations from the floor, there was a nomination by Ron Williams, for Ricky Bullock. Mr. Bullock then gave a brief description of himself, and the floor nominations were closed.

Paul Hester called for a vote on the board of candidates. Ballots were collected and submitted to the tabulators.

The results of the vote were tabulated and certified and are as follows:

Ron Williams	86
Kim Robards	42
Megan Morris	24
Shane Pohlman	75
Dave Muraskin	51
Ricky Bullock	71

Jeff Pappas then presented the proposed budget for 2015. The annual budget compared to the actual budget of 2014 show a slight decrease due to the conservative nature of employment at the pool this past was received from last year. During the presentation Tim Phillips suggested that this rebate not be reported as extra income as it might be confusing to readers. Jeff explained that the capital

improvements for this year would include a new fence that needed to be replaced due to the fact that it is rotting from the base up, and this would include the card reader that was improved at the 2014 annual meeting. The board is also planning to resurface the pool, and filling the cracks in the parking lot due to weather. These were all included in the budget presented. Dan Sparks asked why street lights were not budgeted for, and Jeff responded that the board has tried to put out street lights but they have had no success and need the homeowners to contact the board. Last year the lights were budgeted for and the board was turned down every time they tried to pursue placing one in the neighborhood. Tim Phillips asked about increasing the contribution of the swim team due to the size of the team, time they use it, and the amount of chemicals that are used. Chet said that the swim team usually just pays things that they have to do with their fees, and they usually cash out. Jeff said that that is something that the board could review next year as the agreement is in place for the 2015 season. Mr. Phillips spoke of how the swim team is mostly not Sugarwood residents and they are using more chemicals based on the increased amount of people.

Jerry Lyons made a motion move to vote on the budget, Ricky Bullock seconded. There was also an amendment to the motion by Tim Phillips to look into changing the dues charged to the swim team for the 2016 swim team, Bob Simmons seconded. Paul Hester called for any more questions and called for a vote on the 2015 budget Ballot B.

The 2015 Annual Budget

Vote for approval 101

Vote against approval 2

Blair Griffin then presented the discussion on sign and street painting uniformity plan. He mentioned how there are companies that come through the neighborhood and advertise for this service, but they all are different. This plan would research companies and find a vendor that would offer us uniformity through the neighborhood. Dave Freeman clarified that this vote would be for a committee be formed to find someone to perform this service for the neighborhood. Paul Hester then asked for any more questions, with no other questions he called for a voted on Ballot C.

Sign and Street Painting uniformity plan

Vote for approval 99

Vote against approval 1

Then Ron Williams proceeded to talk about the Clubhouse committee report. He stated how they research the possibility of a clubhouse, and got quotes from four contractors in the range of 200,000 to 250,000. That did not seem to be a viable option, based on the assessment. So the committee decided to move forward with the idea in a smaller format in a remodel. In the process of a remodel they looked at six contractors, and reduced that down to two contractors that presented to the board and the clubhouse committee. The committee and the board chose Patterson Designn, based on the

contractor's vision and her experience in the field. Sheree Patterson is the owner of Patterson Designn and a long -time resident of Sugarwood, and looks forward to contributing to our neighborhood in a positive way.

Sheree then presented her design both through an overhead presentation and through visual artifacts. She also stated how in the remodel that there would be a five foot fire pit and an extension of 20x30, and all of this would be under lock and key in the new fence. The slab would consist of slick proof porcelain tile, a counter top that can serve as a serving line, can lights and a new ceiling fan, with an outdoor cooktop. The guard window would remain the same and still open in to the addition. The addition would also have new fixtures, and gate access in and out of the area.

After the presentation and during questions from the floor began, how much to run a gas line? Ron spoke that it was about three thousand dollars. Also there was a discussion of the option to put in can lights, and that was resolved with a resounding yes, as there is plenty of room over the current area to install such a fixture. The Travertine tile was also discussed and its longevity in the weather and the maintenance that would be needed to maintain its appearance. Ricky Bullock voiced his concern on this item being outside and freezing, thawing, and the maintenance. Sheree pointed out that there was the option of stamping the concrete, but there was also an increase to the budget if we went that avenue, or we could leave it the way the current area is and the addition would be the only thing different. Mary Hart added that if we were going to do it we needed to make it beautiful. Megan Morris spoke from a realtor perspective and said that the upgrade to the amenities would help us with the resale market. Next there was a discussion about the effects of the chlorine on the grill, and if that is something that we may want to consider, one of the members of the association spoke of how they had a connection that may help us with this problem. Ricky then made a motion to amend the ballot to look further into materials. This was seconded by Jeremy Garcia. There was no further discussion, and Paul Hester called for a vote on the 2015 remodel of the pool house

2015 Pool House Remodel

Vote for approval 96

Vote against approval 5

Next, Blair Griffin expanded on the next item on the agenda, the newsletter becoming only available online at Sugarwood.org. He explained how this was a major undertaking by anyone to print and then distribute through the block captains and if we continue with this being published on a monthly basis we would need someone to do it and commit to having it out by the first of the month. However, he reminded everyone that if we decided against having it only online we would find a way to do it. Paul asked if there were any questions, and since there were none he called for a vote on the Sugarwood newsletter becoming only available online at Sugarwood.org.

2015 Newsletter online only

Vote for approval 47

Vote against approval 53

Then Dave Muraskin spoke about the Community Garden possibilities, and if the Association voted for this addition an additional meeting would need to be held to change the bylaws in order to allow a garden in the common area. Val Whiting spoke against a community garden since we do not have a garden club to keep it up. Paul at this point ask if there were any questions and clarified that a vote of to approve the community garden, would be to simply move to another meeting in which a change to the current bylaw would be discussed. He then proceeded to call for the vote for the community garden.

Establishment of a community garden

Vote for approval 33

Vote against approval 69

Lastly on the agenda Dave Muraskin spoke about outside contractors being able to pursue giving swim lessons at the pool. He also informed those in attendance that this vote as well would be a vote to have a further meeting to change a current bylaw. He stated how many of the swimmers on the swim team like to have outside coaching and it would be a great thing to be able to offer it at our pool, and in many cases very convenient for our residents that are on the swim team and would take advantage of this. He also mentioned how we have some great coaches that would also like this opportunity, an opportunity that is provided at many area pools. Bruce Muson made a point of order to clarify that this was only to vote to have another meeting not to change the bylaw. It was also stated by many concerned homeowners that it might be a difficult situation between swimmers and students having lessons. Ron did elaborate that in the past and the reason for the bylaw was the action of past contractors and the way homeowners had been treated in the pool, and how he thought it would be a very difficult bylaw to change. Since the bylaw allows the homeowners to uninterrupted use of the pool other than the time the swim team has it leased. At this point Paul asked if there were more questions, and seeing none he moved to move for the vote on contractors pursuing swim lessons at the pool by having a meeting to change the bylaw.

Contractors to pursue swim lessons at the pool

Vote for approval 44

Vote against approval 55

After, all the items on the agenda were discussed Paul Hester, called for any other issues from the floor.

Homeowners spoke of the website needing to be updated.

A member of the association also mentioned us trying to capitalize on our green space, and if we could trade to protect. Dave Freeman confirmed that the city has said that the land is all locked up and said that if you cannot foot walk to what you are trading.

Paul Hester then asked for further questions, there were none and the meeting was adjourned at 12:55