



## Board of Directors Meeting Minutes

November 5, 2019 at 6:30 PM

Place: 315 Big Tree Drive

### Attendees:

- Chet Carbaugh [chet.carbaugh@charter.net](mailto:chet.carbaugh@charter.net)
- Roxana Ceausu [roxy\\_jc@yahoo.com](mailto:roxy_jc@yahoo.com)
- Paul Hester [pdhester@gmail.com](mailto:pdhester@gmail.com)
- Tim Phillips [tgphillips@icloud.com](mailto:tgphillips@icloud.com)
- Shane Pohlman [dying2ski@yahoo.com](mailto:dying2ski@yahoo.com)
- Brian Broadhurst [jbrianbroadhurst@gmail.com](mailto:jbrianbroadhurst@gmail.com) - absent

- 1) Call to order and declaration of quorum of directors<sup>1</sup> at 6:45 PM Shane
- 2) Presentation & Approval of minutes from prior meetings  
October 2019 BOD meeting. Motion made by Tim. Seconded by Chet. Motioned carried
- 3) Open issues
  - a) Town of Farragut (TOF) easement purchase offer regarding Virtue Road widening.
    - i) September 18th SHA director discussed the matter with the SHA's attorney and requested a legal letter be issued to TOF reiterating the SHA BOD's position.
    - ii) September 18<sup>th</sup> SHA BOD position emailed to Darryl Smith, TOF Engineer
      - (1) TOF should modify its proposal to replace the existing concrete sidewalk with another concrete sidewalk, instead of the proposed asphalt pathway
      - (2) SHA should be compensated at a comparable amount per square foot as that awarded to other property owners along Virtue Road.
        - (a) Based on the \$2.50 per square foot awarded to other property owners along Virtue Road, the total amount requested for SHA to convey the property proposed to taken from the SHA for the Virtue Road improvements is \$ 3,930, in lieu of the \$ 2,755 initially offered.
    - iii) TOF does not agree with request to replace the concrete sidewalk along Virtue Road that is proposed to be torn up in connection with the Virtue Road widening. TOF proposes to replace the existing concrete sidewalk with an asphalt walkway, regardless of the SHA BOD opposition.
    - iv) SHA BOD resolved to await the TOF's next step to resolve the disagreement in favor of the SHA without litigation or thru condemnation procedures.<sup>2</sup>
  - b) Sugarwood Greenway maintenance need previously mentioned to Darryl Smith, TOF Engineer; the asphalt walkway cracks still remain in disrepair.

<sup>1</sup> 2017 Bylaws, Article VI, Section 3. Quorum "A majority of the directors shall constitute a quorum..."

<sup>2</sup> There are a variety of condemnation procedures that have been established for municipalities and counties, but those used most commonly are the traditional "jury of view" procedure, T.C.A. §§ 29-16-101 et seq., and the supplementary procedure. T.C.A. §§ 29-17-901 et seq.

- i) While TOF asserted that it would be responsible for the maintenance of the proposed asphalt pathway to be installed, in lieu of the existing concrete walkway, the TOF's lack of timely maintenance of the Sugarwood Greenway may be an indication of the maintenance of the proposed asphalt pathway to be installed along Virtue Road.
  
- c) TOF completion of concrete sidewalk up Sugarwood Drive to Butternut intersection has been started.
- d) Repainting pool fence and repainting the outdoor pavilion to match pool house and adjacent buildings ~ estimated 2020 budget \$10,000. Chet/Paul
- e) Replace dead bushes at pool/pavilion area; Chet
  - i) ~ \$1,000 estimated cost, 2020 budget
- f) Replace aging cypresses at Recreation Area; Chet
  - i) estimated cost \_\_\_\_\_ 2020 budget
- g) Installation of new sign at the SHA recreational area; Chet
  - i) Est'd cost \_\_\_\_\_ 2020 budget
- h) Repainting/replacing Sugarwood entrance signage; Chet
  - i) Est'd cost \_\_\_\_\_ 2020 budget
- i) Pool resurfacing; estimated cost, 2020 budget Paul
  - (1) Quote from Prism Pools is \$58,000 to resurface pool using Diamond Bright Aggregate ([Diamond Brite™](#)) ~10 year useful life
  - (2) Artistic Pool quoted \$50,000 ([Diamond Brite™](#)) to Replaster Pool ~ 5 year useful life
- j) Key card issues Chet
  - i) Installation of mesh screen on gate needed for add'l security est'd cost \$1,500
  - ii) Modify solenoid to facilitate exit w/o entry of member code, est'd cost \$1,010
  - iii) Motion to approve purchase of screen and solenoid for \$2,500
- k) Email box upgrade it was deemed not necessary at this time. It may have been a user problem with sending large files. Paul
- l) New light poles have been purchased at \$1,876.
  - i) Motion to approve installation and labor budget for 2020 at an estimated cost of \$4,000. Motion made by Tim. Motion carried.
  
- 4) SHA Planning Committee update Chet/Paul
  - i) No new requests received however one owner stated that he did mail in a request to upgrade windows.
  
- 5) Annual Homeowner's Association meeting issues and updates
  
- 6) New business
  - a) Financial Report, Budget, 2019 Dues Invoices Tim

- i) October 2019 YTD Statement of Receipts & Disbursements
  - ii) October Statement of Assets, Liabilities & Equity
  - iii) 2020 Budget
  - b) Committee Reports
    - i) Pool & Recreation Areas Chet/Paul/Roxana
    - ii) Website updates Paul
    - iii) Social (Calendar, Facebook & Newsletters) Roxy/Shane
  - c) Other Issue(s)
- 7) Next SHA BOD Meeting (date, time & location) December 3, 2019 at 6:30
- 8) Meeting for mailing December 10, 2019
- 9) Adjournment 8:45 PM