



## SUGARWOOD HOMEOWNERS ASSOCIATION

### Board of Directors Meeting Minutes

August 6, 2019 at 6:30 PM Place: 12122 Butternut Circle

Directors:

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

- 1) Call to order and declaration of quorum of directors Shane
- 2) Presentation & Approval of minutes from prior meeting Roxana
- 3) Open issues
- 4) New business
  - i) Financial Report, Budget, Dues & Invoices Tim
  - ii) Legal action taken on delinquent accounts discussed Tim
  - iii) Grounds maintenance: nothing to report Chet
  - iv) Pool & Recreation Areas: estimate of pool resurfacing presented Paul
    - (1) Prism Pool estimates
      - (a) plaster new tiles \$47k;
      - (b) Diamond Brite(new technology, longer useful life) new tiles \$58k
    - (2) Paul to solicit additional estimates
  - v) Social (Calendar, Facebook & Newsletters) Shane
- b) Planning Committee Chet
  - i) SHA BOD Planning Committee Report nothing to report
- c) Town of Farragut easement purchase offer
- d) SHA resident member Violation of Pool Rules / Key Card Access
  - i) Two SHA resident member violations amicably handled via phone call to member
    - (1) A Sugarwood homeowner does not have the right to extend its privileges to use the SHA recreational property to other persons. While an SHA member 'in good standing' (including a member of his/her immediate family residing in his/her Sugarwood residence) is permitted to bring a guest (up to three times per year), the guest must be accompanied by the SHA member or a member of his/her immediate family residing in his/her Sugarwood residence.
  - ii) One SHA resident member violation could not be handled via phone call to member

- (1) A SHA member is not permitted to allow another to use the Property Owners key card.
  - (a) Rule #6 of the Key Card Access Agreement specifically states that Key Cards are to be used by the Property Owners issued the Key Cards ONLY.
  - (b) Rule #7 of the Key Card Access Agreement specifically states that “Any individuals other than Authorized Property Owners utilizing a Property Owners Key Card will constitute a Misuse of the key card and will result in key card being revoked”.
  - (c) Rule #3 of the Key Card Access Agreement specifically states that “SHA Board of Directors has sole authority to grant or revoke Key Card Privileges”.
- (2) BOD resolved to issue written Notice of Violation of SHA Recreational Property Key Card Rules and 60 day Suspension of Access to SHA Recreational Area Facilities for violation of Rules 6 and 7 of the Key Card Access Agreement, without reasonable cause.
- e) Sugarwood Residence ‘tenant’ Associate SHA Membership – Limited Recreation Area Pass
  - i) While a Sugarwood homeowner, in good standing, does not have the right to extend its privileges to use the SHA recreational property to other persons.
  - ii) The SHA BOD discussed and approved allowing a ‘tenant’ of a Sugarwood Residence, where the Sugarwood Residential Owner is in good standing, to apply for an Associate SHA Membership – Limited Recreation Area Pass.
  - iii) However, if the Sugarwood Residential Owner is NOT in good standing, any tenant or occupant of the subject Sugarwood residence will not be eligible to apply for or be granted an Associate SHA Membership – Limited Recreation Area Pass.
  - iv)
- 5) Next SHA BOD Meetings (date, time & location)
  - a) September 10<sup>th</sup> at 6:30 PM, 12122 Butternut Circle
- 6) Adjournment