



Board of Directors Meeting Minutes

October 1, 2019 at 6:30 PM

Place: SHA Outdoor Pavilion

Directors:

- Shane Pohlman dying2ski@yahoo.com - absent
- Chet Carbaugh chet.carbaugh@charter.net
- Brian Broadhurst jbrianbroadhurst@gmail.com
- Roxana Ceausu roxy_jc@yahoo.com
- Paul Hester pdhester@gmail.com
- Tim Phillips tgphillips@icloud.com

- 1) SHA Resident member came to address the Board regarding violation of SHA Recreational Property rules. The Board considered his comments and reconfirmed his August 15 notice to suspend access to the Recreation Area.
- 2) Call to order and declaration of quorum of directors¹ 6:30 PM Chet
- 3) Presentation & Approval of minutes from prior meetings
September 2019 BOD meeting. Motion made by Roxana. Motioned carried
- 4) Open issues
 - a) Town of Farragut 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 stating the SHA BOD's position.
 - ii) September 18th 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 completion of concrete sidewalk up Sugarwood Drive to Butternut intersection.
 - iv) Sugarwood Greenway maintenance was also mentioned to Mr. Smith as it has been left in disrepair.
 - b) Repainting the pool fence, outdoor pavilion to match pool house and adjacent buildings
 - i) 2020 budget \$10k.
 - c) Replace dead bushes at pool/pavilion area
 - i) 2020 budget \$1,000

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

- d) Replace 2 aging cypresses at Recreation Area → Chet to request new quotes
- e) Installation of new sign at the SHA recreational area (SHA Members Only – No Trespassing; green & gold) → Chet to request quote
- f) Repainting/replacing Sugarwood entrance signage → Chet to request quotes
- g) Key card issues □ Chet
 - i) Key card system has been an effective control
 - (1) limiting access to SHA Members and their guests
 - ii) Installation of mesh screen on gate needed for additional security ~ cost est. _____
 - iii) Modify solenoid to facilitate exit w/o entry of member code ~ cost est. _____
 - h) Email box upgrade – Paul to complete by mid-October
 - i) Pool resurface issue
 - i) Current surface plaster ~ 5 year useful life expired
 - ii) 2020 Major Budget Item
 - (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 to Replaster Pool ~ 5 year useful life
 - iii) New filter for the baby pool → To be installed this year by Paul; cost est. _____
 - j) Other Issues
 - i) Parking wheel stops will be installed next year; 2020 budget est. _____ → Chet
 - ii) Polling for new light locations.
 - iii) Purchase 2 more pole lights; 2020 budget est. _____ → Chet
- 5) New business
 - a) Financial Report, Budget, Dues & Invoices
 - i) September 2019 Financials → Brian/Tim
 - b) Grounds maintenance - mulching, removing dead bushes → Chet
 - c) Pool & Recreation Areas - winterize → Paul
 - d) Website updates – posting calendar updates → Paul
 - e) Social (Calendar, Facebook & Newsletters) → Roxana
 - f) Planning Committee
 - i) SHA Planning Committee Reporting – 1 approval for fence
 - ii) Discussion re any Sugarwood Residential Property Structure Issues
- 6) Next SHA BOD Meetings (date, time & location)
 - a) November 5, 2019 at 6:30 PM at Tim Phillips' residence
- 7) Adjournment – 8:30 PM