

The Devon Hills Community Association
2021 Board Meetings

The Devon Hills Community Association
Board Meeting
January 25, 2021

- I. Call to Order & Establish Quorum**
 - A. Minutes**
 - B. Financials – Budget**

- II. New Business**
 - A. Investment Account Action**
 - B. Pond Trees & Liner Status**
 - C. Board Officers**

- III. Continuing Business**
 - A. 2552 DVD Lighting Complaint**
 - B. 109 GWD Tree (Status)**
 - C. 2560 DVD – Yard**
 - D. 2577 DVD Fallen Tree**

- IV. Concluded Business**
 - A. Berm Fire**
 - B. Historic Site Notification**
 - C. Annual Meeting Notice**
 - D. New Neighbors 2721 NHD**
 - E. December Memo**
 - F. 2545 GWD Berm Status**

The Devon Hills Community Association
Annual Meeting
February, 2021

Dear Neighbors,

Happy Holidays from Your Board of Managers. We know that some of you all may be wondering about the Devon Valley Annual Meeting which usually occurs in February. Due to the Covid-19 situation and Federal, State, and Local regulations and guidelines the usual meeting places (JCC, Bellevue Library) are not allowing meetings until further notice. Given the present situation the Board has decided that it is in the best interest of the Devon Hills Community to postpone our meeting until the CDC guidelines allow for meeting spaces to re-open. Have a Happy and safe Holiday Season.

For Your Board of Managers

Dick Krebs CMCA

Synergy Real Estate Group.

The Devon Hills Community Association
Board Meeting
March 29, 2021

I. Call to Order & Establish Quorum

- A. Minutes**
- B. Financials**

II. New Business

- A. Berms and Drains**

III. Continuing Business

- A. Pond & Trees**
- B. New Homeowner**
- C. Sale of SH Commons**

IV. Concluded Business

- A. Annual Meeting**
- B. ARC – Baker**
- C. Chairs at Pond**
- D. Dues Payments**
- E. Email**
- F. Investment Account**
- G. Meeting**
- H. President’s Memo**
- I. Ice On Streets**

The Devon Hills Community Association
Board Meeting
July 12, 2021

- I. Call to Order & Establish Quorum**
 - A. Minutes**
 - B. Financials**

- II. Continuing Business**
 - A. Annual Meeting**
 - B. South Highlands Open Field**

- III. New Business**
 - A. Violation – 2717 NHD**

- IV. Concluded Business**
 - A. Board Actions**
 - B. Work Orders**
 - C. ARC**
 - D. Violations**
 - E. Security**
 - F. Owner Communications**
 - G. Board Communications**

Devon Hills Homeowners Association
Minutes
April 2, 2021

Dear Homeowners -

Your board of directors met via zoom video conferencing on March 29, 2021.

Minutes and financials were approved. They will be posted on our community website.

Our I.T. expert, Dave Howard, gave us an encouraging update on funds set aside to replace the pond liner when it becomes necessary. (Liner replacement will be required by Metro if and when it begins to leak.) Dave's projection tells us that if we continue to stay within our budget, we should have most of the funds needed for replacement in a few years. But on a sobering note, Dick Krebs, at Synergy Property Management, has since learned that the estimate we had on liner replacement was only for the liner itself, not labor. So we face a challenge on how to manage our finances in order to meet this future expense.

We remind homeowners that the pond is a necessary and central part of our drainage system. It was not created for beautification.

Several homeowners were affected by berms overflowing during the recent near-record rainfall, and a portion of the underground system is blocked on Devon Valley Drive. At least one part of the ditches surrounding our neighborhoods will be deepened, and an engineer will inspect the problem areas to recommend additional work that may be needed. Synergy has filed a request with Metro to have the underground drainage pipe on Devon Valley Drive cleared.

Dead and dying cherrie trees (and the willow tree) near Devon Valley and South Highlands entranceways will be replaced soon. The board chose to replace the willow with needle-point hollies.

A homeowner on Glenway Drive has complained about a neighbor's light glaring into their home. We all need to be aware of security lights, and even some indoor lights, shining into our neighbors' homes.

Many of us are aware that the pond fountain and lights went out during the recent storms. Rock City Machine will be on site soon to inspect the fountain and repair it.

We look forward to a rescheduled annual meeting as soon as it is safe to gather.

Thanks always to Dave Howard, Eric Robinson and Chris Craig for volunteering to maintain the dog waste stations on Devon Valley and North Highlands.

Devon Hills Homeowners Association

Minutes

July 2021

Dear Homeowners -

The board met on the second Monday of July.

Minutes and Financials were not yet available. The board will review them via email, and post details on our community website.

The board decided that since the pandemic delayed our 2021 annual community meeting, and because a financial report for this year will not be available until early 2022, it is more practical to wait until early 2022 for an annual meeting, covering the past two years, than it is to hold two meetings a few months apart, especially as the low vaccination rate in Tennessee is contributing to a new surge in the pandemic. Dick Krebs, with Synergy Property Management will be locating a meeting space for next February.

The open field / common area between South Highlands and Bellevue Road was discussed. The "sunken areas" that we addressed last year appear to be stable. Dick Krebs and board members have walked the area (Dick on a regular basis) and believe there has been no further deepening of the depressions. Contractors who have visited the area believe the original developers dumped trees, brush, and other organic material in this area and covered it with dirt. As the material has decayed over the years, the ground above has sunken. The board approved filling these depressions and will continue to monitor the situation.

The board granted a request from a homeowner to plant shrubs and maintain an area behind his home, beyond his property line . Over a year ago the board approved landscaping behind homes - up to the drainage berms. This request fell under those guidelines.

We have complaints about dogs barking in back yards late at night - even after midnight. Please do not leave barking dogs out at night.

We have also had complaints about residents speeding up and down Devon Valley Drive and Glenway Drive.