

Devon Hills Homeowner's Association
Board of Directors
Minutes
July 19, 2022

I. Call to Order & Establish Quorum

The meeting was called to order at 6:00 pm with a quorum established. Those attending were Justin Baker, Harry Perret, Lee Robinson, Chip Warterfield and Sandy Williamson. Rob Crosby Hoar and Nathan Sharkey attended via Zoom. Dave Howard, ex-officio member and web administrator, was present as well as Dick Krebs, who represents Synergy Management.

II. Approval of Minutes

The minutes were submitted for approval via email. Lee moved for approval with Justin seconding the motion. The minutes were approved.

III. Approval/Review of Financial Statement

The first quarter financial report was reviewed and approved with Harry moving for approval and Justin seconding the motion. Income and expenditures were balanced and on target.

The second quarter financials were tabled until all expenses were included.

The final statements will be emailed to the Board.

IV. New and Continuing Business

A. Plants and Shrubs

The hollies planted by Josiah are still holding on, but purchase of further plants, trees or shrubs will be on hold until there is better weather.

Sandy purchased a Japanese Maple for \$75 from Home Depot and Steve Cox purchased amendments and planted the tree that was planted to honor former president Porter Ragsdale.

Any further updates on planting will be emailed with final 2nd quarter financial statements.

B. Pond Perimeter

There have been complaints relating to the grass/shrub/tree barrier surrounding the pond. Discussion revolved around identification of plants that don't need to be there (Junk trees) and those that need to be kept. The possibility of having Steve Cox to tag those that are to be kept and those not kept and then to have Elder cut those those not wanted was proposed. Discussion with Steve and Elder will be made and a report made at the next Board meeting.

Discussion of Synergy's requirements for Steve Cox to work for the HOA was discussed. The main issue is that in order to continue to work for the HOA and to be paid by Synergy, Steve will need to have Liability Insurance. It was noted that Steve started this work as a sideline and does not want to move to a formal company, with the requisite requirements. It was also stated by the Board that we would like to have Steve's expertise and skills to perform the gardening aspects of our entrance areas. As a compromise, Harry suggested that Steve seek

liability insurance and then up his rates so that the fee will cover his insurance fees. Harry will talk with Steve to see if an understanding can be reached.

C. 2593 GWD Dues Payments

Dick reported that the resident at 2593 GWD has brought his dues up to date. The Board policy is that upon 1st missed monthly payment, a resident receives a waiver of the late fee. Notice to the homeowner is sent after 90 days.

D. Fallen Tree 2428 DVD

The which was close to the home has been removed. Dick provided pictures of the tree and its possible damage.

E. Fallen Tree NHD

Dick checked the tree behind Steve ___'s property. He replied to the homeowner that the downed tree was not a threat to any homeowners' property, so no action was needed. Dick provided pictures to document the placement of the tree

F. Caldwell/Fisher Tree 2520 & 2524 DVD

The tree which split and fell behind 2520 and 2524 DVD was not one of the trees that Dick had inspected in the early spring. Dick provided pictures to document the tree and its damage. He engaged Elder to remove the tree and he was able to work in the removable of the debris within a month.

G. Berm 2945 GWD

Dick inspected the headwall behind 2945 in late March and provided pictures to demonstrate that the drainage system was working effectively.

H. Berm Repair 2424 DVD

Dick reported that the berm area behind 2424 DVD has finally been repaired. DocAir, LLC completed the work in early March for a cost of \$2,150. Dick provided pictures of the completed project.

I. Cox Dues

Dick reported that the late fee for Steve Cox arising from the payment update process had been waived.

J. Payment of Steve Cox

The Board approved the payment for services of \$912.50 for services to plant and care for the entrance area plants. See further discussion of the issue above in Section B. Pond Perimeter..

K. Query on Ragsdale Memorial Tree

The tree was planted in late March by Steve Cox. (See discussion in Section A. Plants and Shrubs)

L. Geese

Residents reported that they had been chassed/attacked by geese as they walked by the pond. Rob responded that there are goslings and they would seen be leaving the nest and the geese would no longer be in the "protect" mode. There have been no more reports.

M. Dead Deer

On 5/10/2022, Harry reported that a dead deer was found between homes near the entrance to GWD. Dave responded that Metro will remove dead animals on Metro-maintained streets. (Call 615-862-5000.) However, they will not remove dead animals from private property, unless the carcass is dragged to the street. Dick replied that he would have Elder remove the carcass if Metro would not.

N. Dead Goose

On 8/21/2022, Harry reported a dead goose in the pond. Rob replied that a neighbor reported seeing a goose hit. The goose was removed.

O. Dead Tree

Carolyn Strickland on GWD reported that the willow tree in her front yard has died and she will be removing it.

P. GFL Late Trash Pick up

Dick was informed of another instance of GFL not picking up the trash in our HOA, thereby leaving trash cans out longer than regulations allow.

Q. Carolyn Strickland Late Fee

Carolyn contacted the Board to ask for clarification of late fee and was informed that it was probably related to the payment method change in July contacting Synergy could straighten out the problem.

R. Cutting Limbs

Dick informed the Board that he had checked on the limb trimming at 2520 DVD and all was OK.

S. Neighborhood Concerns

1. Reports of a lost cat were circulated to the neighborhood.
2. In late March Dave reported that the compatibility of private systems and Flock communicating with Metro's new system is unlikely due to system differences.
3. On 5/17/22, Nathan reported that a lawncare person was soliciting service in our community and it was a scam.
4. On 4/13/22, Dave sent out a Crime Alert informing the community that a car window was smashed in the S. Highlands area as it sat in the homeowner's driveway. He urged homeowners to be vigilant and park in their garages.
5. On 7/11/22, Heather and Robert Thompson noted a suspicious car in front of 2577 DVD. Dave used the security system to help target the license plate of the car entering the DVD neighborhood.

T. NES Correction

On May 23, 2022, NES sent a letter to the HOA to notify that the electricity meter had been faulty and had been replaced on May 8th. They calculated that the error in the meter monitoring will result in a correction of the billing statement, with the HOA owing \$256.37.

U. Pond Pump

The pond pump has not been working. Dick contacted Rock City Machine Co. for the repair which will cost \$837.74.

V. Swan Relocation

At the last Board meeting, it was discussed that the swan was wandering into Old Hickory and into the entrance area to DGWD and DVD. At that time, Rob volunteered to research solutions for the swan as the Board did not want to see the swan hit by a car. On 3/25/22, Rob reported that he had found a privately owned sanctuary called "Bunny Puffs" who offered to take the swan. He and Pam worked to catch the swan and wrapped him in blankets to safely deliver him to the sanctuary. He has settled in and is doing well.

W. Tree Limbs/Berm Blockage/Dumpster

Carolyn Strickland, 2933GWD reported limbs possibly threatening her neighbor at 2925 GWD. Dick checked out the area all the way to 105 GWD and discovered that homeowners were putting limbs and leaf debris in the berm. He directed Elder to clear the problem. Carolyn also asked permission for a dumpster to be located in her driveway as they removed the damaged materials from her home after her fire.

X. Violation Letter

Dick reported that he sent a violation letter to Mr. Mazzone about the yellow wheelbarrow left in the middle of his side yard for over a month and a half.

Y. Website Forms

On 5/31/22, Sandy contacted Dave to inform him that a neighbor had been unable to access forms on the website. In response to this glitch on the website, Dave set up a test system to ensure this did not happen again. On 6/13/22, Sandy queried if these multiple test texts and emails needed to continue. Dave indicated he would handle it.

Z. ARC for 2424 DVD, 2420 DVD and 2905 DWD

Notice was sent to the Board of the approval of ARCs for the homeowners at the above addresses. It was noted that standard ARC requests in line with the Standards will be handled by Synergy and only those Synergy refer to the Board require approval by the Board.

AA. May Board Meeting

On 4/30/22, the agenda was sent out for the May meeting. Due to conflicts and illness, it was decided that the May meeting would be postponed and business would be handled via electronic communication.

BB. President's Memo

On 3/21/22, Justin sent out the President's Memo for review. The information about the swan was added and the memo was sent to the community as revised on 3/26/22.

CC. Next Meeting

Dave announced that he would be moving from the neighborhood to a home that was one level. He offered to continue as Website Coordinator, Neighborhood Watch Director and Agenda and Financial Reported. The Board agreed to his continued service. Dick stated that he

would schedule future face-to-face Board meetings at his office as it was close by and he has the necessary electronic equipment to accommodate our needs.

The next meeting will be held on Monday, October 17 at 6:00 pm.

V. Adjournment

With all business being concluded, Lee moved for adjournment, with Justin seconding. The meeting was adjourned.