

Devon Hills Homeowner's Association
Annual Meeting Minutes
February 6, 2023

I. Call to Order & Establish Quorum

The meeting was called to order at 6:10 pm with a quorum being established. President Justin Baker called the meeting to order. Board Members attending were Justin Baker, Rob Crosby Hoar, Harry Perret, Lee Robinson and Sandy Williamson. Dave Howard, the ex-officio member and electronic administrator, was present as well as Dick Krebs, Brian Krebs and their support staff, who represented Synergy.

II. Approval of Minutes

The minutes were approved as read with Harry Perret making the motion and Rob Crosby Hoar seconding the motion, which carried.

III. Approval/Review of Financial Statement

The financial reports were reviewed:

Treasurer Harry Perret presented the 2022 Budget. He reviewed the increased costs which had not been anticipated. The largest increase was in the Tree Removal category, almost \$10,000 more than what was expected, and the budget had an increase in that area over the past year's budget to cover this area. He made the point that fixed costs are going up and the next Board would need to make a decision as to how to meet the shortfall. He emphasized that the budget has no "fat" line items to borrow from in order to cover extra expenses in a line item. Harry stressed that the Board plans and administrates the budget with care for the fiscal stability of the HOA.

Harry then presented the 2022-2030 spreadsheet of Income and Expenditures. This spreadsheet gives a picture of the future fiscal status of the HOA. It is based on past experiences and percentage of increases in income and expenditures. Harry explained that the continued dues amount of \$67.00 per household per month is not projected to be sufficient to cover the fully planned budget, which strives for a yearly base of \$25,000 in the Operating Budget; \$25,000 for the Capitol Expense Savings Account and to maintain and grow the \$50,000 in the Restricted Fund Account (for Pond Liner). Harry and Justin emphasized again that the Board was trying to be fiscally responsible and think ahead to possible needs for the community, including the pond liner and other growing concerns such as the aging trees surrounding our properties.

Jon Zagami suggested looking for state or federal grants to help repair and maintain the pond, possibly as a source for Wildlife. Those present expressed interest in this avenue for the Board to pursue.

The 2023 Operating Budget was presented. There were no questions.

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Rob Crosby Hoar asked Synergy to compare our monthly fees to other properties they manage. Brian and Dick Krebs stated that compared to other HOAs our size, with similar amenities, we are on the lower side, most HOAs have dues of \$80-\$100 /month.

IV. New Business

Elections

The following positions are open for the 2-year term beginning in 2023.

- 1 position for South Highlands Drive neighborhood
- 2 positions for Glenway Drive neighborhood.
- 1 position for Devon Valley Drive neighborhood

The following persons have submitted nomination forms to the Board:

- Susan Curley for South Highlands Drive
- Andy Lee and Jon Zagami for Glenway Drive
- Caroline Farmer for Devon Valley Drive

President Baker introduced the persons who had been nominated and then opened the floor for other nominations. There were none. Brian Krebs directed that the slate could be elected by acclimation by neighborhood.

- 1) Justin Baker moved to elect Susan Curley by acclimation of homeowners and those holding South Highlands proxies; Brewer Adams seconded the motion. The South Highland neighbors passed the motion and elected Susan as their representative.
- 2) Harry Perret moved to elect both Andy Lee and Jon Zagami by acclimation of homeowners and those with Glenway Drive proxies; Rob Crosby Hoar seconded the motion. The Glenway Drive neighbors passed the motion and elected both Andy and Jon as their representatives.
- 3) Rob Crosby Hoar moved to elect Caroline Farmer by acclimation of homeowners and Devon Valley proxies; Sandy Williamson seconded the motion. The Devon Valley neighbors passed the motion and elected Caroline as their representative.

V. Comments and Questions

- A. A resident of the Glenway Drive neighborhood asked if anything could be done to get Metro to address the wavy roadway due to sinking sections of the road. Discussion followed concerning Hub Nashville. Justin and Brian urged homeowners to download the Hub Nashville App and to make concerns/complaints through the app. It was suggested that each person present could log in and lodge a concern. It was also suggested that the new Board send out communication to the Community on how to access the Hub App and use it effectively.
- B. Lighting in the community was discussed—especially placing a light at the dog park. Justin shared that are two opinions generally held in the community 1) the desire to keep the community as nature-friendly as it was when built and 2) the desire to have street lighting. It was brought to everyone’s attention that lighting the front porch light at night would help with the lighting issue. The discussion was tabled as the fiscal demands of the community at present do not allow for major expenditures at this time.

VI. Adjournment

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Lee Robinson motioned for adjournment as there was no further discussion and the business had been concluded. Justin seconded the motion, and the meeting was adjourned by general consent.