

Devon Hills Homeowner's Association
Board of Directors
Minutes
May 15, 2023

Agenda**I. Call to Order & Establish Quorum**

The meeting was called to order at 6:00 pm at the Synergy offices with a quorum established and Rob Crosby Hoar, president presiding. Those attending were Susan Curley, Rob Crosby Hoar, Andy Lee, Lee Robinson, and Sandy Williamson. Dave Howard, ex-officio member and web administrator, was present as well as Dick Krebs, who represents Synergy Management.

"Campsites" of those without homes on HOA Property

Steve Denny was invited to the meeting to share his interactions with the people camping on the common land and the other land owned by Tenngreen that is on the ridge behind the Glenway neighborhood. Steve has been aware of these "camps" and has been working to have them relocate for several years. The Board became aware of the situation two years ago and thought that Metro had taken oversight of the Tenngreen area and was monitoring the situation. Recently, Steve and Andy Lee had become aware of 3 "campsites" which had been in that area. Communication between Tenngreen, Angie Henderson (our Metro council member), Steve and Andy was shared with the Board. Rob, Steve, Andy, Dick and a representative from Teengreen have surveyed the area and have put up "No Trespassing" signs. They reported that there were no "campsites" on HOA property at the time of inspection. Andy brought maps of the area of non-developed land from our Old Hickory Blvd. to Windsor Terrace Condominiums on Hwy 70. These areas are areas of encampments as they are woody, non-developed areas. The group engaged in a lengthy discussion of solutions to the problem. It was reported that Rob, Andy, Steve and a representative from Tenngreen as well as Officer Cantrell of the West Nashville Precinct will walk the area on Monday May 22nd to make sure the area is cleared. Steve excused himself for the Board to move to formal motions on the issue and the Board thanked him for his efforts.

Andy moved that a hunting lease be allowed so that cameras could be set up and monitored by Jon Zagami. He stressed that hunting should not necessarily be implemented. Extensive discussion followed on the issue which raised the legality of a lease as the By-Laws prohibit any use of guns. Checking with our lawyer was suggested before any action was taken. Andy modified his motion to "explore the possibility of a property lease" and that the Board allocate \$800 for cameras, paint to delineate property areas, and permanent signage. Susan seconded the motion with four out of the five members present approving the heading motion.

II. Minutes

The minutes were submitted for approval with Rob moving for approval and Susan seconding the motion. The minutes were approved.

III. Financial Reports

There were no financial reports that required review.

IV. Continuing Business**A. Use of Electronic Media for Board Business**

Andy put before the Board that there is a question of compliance with the By-Laws, Article III, Subheading B. Section 15. Sandy moved that a document be developed that all Board members would sign to comply with the rules. Included in the motion was a directive that all Board members must vote or be contacted

for their vote to ensure that all are aware of the issue being voted upon. It was also specified that the vote email be restricted to votes only. The subject line should have "VOTE: topic for decision" and then members should respond with "yes", "no", or "abstain". Discussion should take place in another thread. Rob and Andy both seconded the motion and it was approved.

B. Tree Removal

The issue of tree removal was brought up for discussion. This 2023 budget allocates \$17,500 for removal. There is concern that this will not be sufficient funds as the expenditures in this area has exceeded that allocated for the past two years.

It was decided that before any further action is taken, a policy to direct tree removal expenditures and procedures should be developed. Sandy made the motion and Andy seconded the motion which was approved.

Rob asked for volunteers. Lee, Susan and Rob volunteered for the committee.

C. ARC Committee

Andy moved that an ARC committee be organized to address the standards for driveways and mailboxes for the HOA. Rob seconded the motion, and it was approved. Rob, Lee and Sandy volunteered for the committee.

D. Tree removal on common area behind Angie and Danielle

Rob moved that Angie and Danielle be given permission to remove a tree on common land behind their home that is leaning toward their house. Susan seconded the motion, which was approved by the Board.

E. Tree removal of upturned stump on Judy's property

It was determined that Judy's request be tabled until the Tree Removal Policy is established.

V. Electronic Business

VII. Adjournment of Meeting

With time expired for the meeting, unfinished business was to be handled via email and the Board adjourned.