

Green Gables Homeowners Association Meeting

Thursday, May 23, 2024

Dave & Buster's

1554 Parkway, Sevierville, TN 37862

7:00pm

Meeting called to order at: 7:11pm by President Lyn Whitman

Roll call of Units in attendance:

Unit 1 Christine Phillips

Unit 2 _____

Unit 3 _____

Unit 4 _____

Unit 5 _____

Unit 6 _____

Unit 7 _____

Unit 8 _____

Unit 9 _____

Unit 10 _____

Unit 11 Sharon Hertenstein

Unit 12 _____

Unit 13 _____

Unit 14 _____

Unit 15 _____

Unit 16 _____

Unit 17 Lyn Whitman

Unit 18 Shawn & Mary Blanchette

Unit 19 _____

Unit 20 Karim Baddou

Unit 21 Sheila Smith

Unit 22 _____

Unit 23 _____

Unit 24 Victoria Bruno

Unit 25 _____

Unit 26 _____

Unit 27 Cindy Bruno

Unit 28 Alyssa Curton

- A. Minutes of the February Association Meeting were read to the members in attendance. Discussion of the minutes was opened up to the floor for the members to address any concerns about the wording of them that would need to be addressed. There was no discussion from the members. Victoria Bruno made the motion to accept the minutes as they were read. Motion was seconded by Alyssa Curton. A vote was brought to the floor and the minutes passed as written and entered into record.
- B. President Lynn Whitman yielded her time to update the association on the status of the complex to Shawn Blanchette for discussion about the J&J Properties situation which was discussed at the end of the meeting.
- C. A copy of the Treasurers Report was given to each member and Lynn went over the money which was collected from HOA dues as income as well as read the expenses from the last quarter (January to March). The floor was opened up for discussion about the Treasurer's Report and no members raised their hands or had concerns about the report. Lynn Whitman made the motion to accept the Treasurers Report as it was written. Motion was seconded by Shawn Blanchette. All members voted and the Treasurer's Report will be entered into record as written.
- D. Old Business:
- a. Dissolving of the roofing fund: Alyssa Curton discussed the current type of policy that the HOA has, to cover the development. She explained that the type of policy is a liability only policy and will cover the structures only by an act of God. She explained that all owners in the development should have a homeowners' policy to make sure they are covered for damages to their roofs so that they are properly covered. It is the owner's responsibility to verify the type of coverage they have to make sure they are properly covered.
 - b. There was discussion on why the idea of dissolving the roofing fund and moving the balance to the general fund was for much needed repairs and upkeep to the community due to the current dues are not enough to cover the rising costs of the upkeep as well as well overdue maintenance and projects that are needed to be completed to bring the beautification of the community back to where it was. This money will also be used to add amenities for the community members to use.
 - i. Christine Phillips (Unit #1) asked the question on if the current dues amount will be reduced by \$20 since the roofing fund was being dissolved. The current dues amount will not be reduced, as the costs to maintain the community continue to go up and a reduction will only use up the additional money quicker and the Board of Directors is trying to avoid raising the dues.
 - ii. Sheila Smith (Unit #21) asked what type of shingles can be used when replacing the roof. Lynn Whitman gave price and type she used to when hers was replaced.
 - c. The floor was opened for further discussion about the money from the fund and there were no further questions.

- d. A motion was brought to the floor by Lynn Whitman to vote on moving the money from the roofing and it was seconded by Victoria Bruno.
 - i. Members were instructed to use the ballots that were provided at the beginning of the meeting to vote on approving or disapproving of dissolving the roofing fund as well as to move all or half of the money to the general fund. After a tally of the votes, all members in attendance passed the motion 9-0 with one vote for unit #10 by proxy to match the Presidents vote, 10 votes total. With 9 votes were in favor of moving all the money and 1 vote was for half of the money. All money will be moved to the General Fund from the roofing fund.
- e. President Lynn Whitman stated that she will some money in the fund for emergency purposes. There was no opposition from the members in attendance.
- E. Locking of the dumpster to prevent illegal dumping
 - a. There was some discussion of this topic with the members in attendance regarding the locking of the dumpsters but it was explained the Board feels that we should get the security camera installed and functioning to see how that works before spending the money to get the locks and copies of keys for all owners.
- F. Installation of cameras at the dumpsters
 - a. This is still in progress and we are having trouble finding a way to mount the cameras to a pole in a sturdy way as well as make them high enough to make sure they are not vandalized. Once a sturdy and safe method is identified, we will be complete installation and they will be monitored by members of the Board.
 - i. One person was observed coming into the complex and dumping trash. The car was not recognized by any of the Board members, nor was the description of the driver. A picture was taken of the vehicle leaving the complex, the license plate, make and model of the car is visible and will be reported to SCSO to notify the person that they are illegally dumping and need to cease immediately.
- G. Changing of the pest control company
 - a. After making contact the supervisor and manager of the technician whom was treating the complex and an explanation of our dissatisfaction of the service. The technician was removed from this site and another one was appointed. The technician will be making contact with a Board member when they arrive and leave the property. Before leaving they will discuss what they did during the treatment and any findings they have observed and remedied. As of right now, the traps that were installed for the rats behind 26-28 have remained empty but activity in the traps has been identified. As of right now, after clean up behind the units as well as the installation of the traps, there have been no issues with rats.
- H. Hiring of a landscape company
 - a. A landscape company was hired and they are currently working to address the overgrowth and weeds that have become an issue. They are currently working their way through the complex mowing and weed eating as well as addressing the weed

issue. This is proving a be an expensive project as the strength of the chemical needed is very expensive and will need to be treated more than once due to the lack of attention from not having a landscape company hired.

- i. Victoria Bruno and Cindy Bruno raised the concern that the new company is not doing the job effectively and is concerned about the initial cost of start up for the company. Lynn Whitman said she will address the concerns with the company and if there are no improvement over the next 2 months, will begin the process of finding another company.
- ii. Alyssa Curton mentioned that there are some concerns about the quality of the job the new landscapers were doing at her end of the complex and the wines that were overtaking a good bit of the area. Lynn Whitman took the concern and said she would talk to the landscaper about doing better when they are here again.

I. 530 Allensville Signage - J&J Units

- a. Sign has been installed directing vendors and deliveries to the right indicating where these units are. It was explained that is was necessary due to the amount of repeated incorrect deliveries to the complex for people that belong to the units at the end.

J. Current pet policy vs proposed pet policy

- a. Discussion was had on the proposed pet policy wording to be added to the CC&R's. The current Sevier County ordinance as well as proposed additional wording the is complex specific pet policy. Discussion was opened to all members in attendance and there was no opposition to the wording as read. The motion was brought to the floor by Lynn Whitman and was seconded by Mary Blanchette. Members were instructed to vote on the policy on the ballot that was provided. After a tally of the votes, the motion passed by a vote of 10-0. 9 votes from members in attendance and 1 vote by proxy to match the Presidents vote.

K. Restriping of parking lot

- a. Members in attendance were advised that as soon as the current projects are either completed or brought under control, we will be looking to restripe the parking lot.

L. Article VII Section 9 - Discussed the commercial business policy and the operating of a commercial business out of a living unit is prohibited. It was agreed that the policy is OK as written and those unit(s) that are operating a business out of their unit will be given a written warning regarding the violation of the current By-law. After the initial letter and a second letter from the board is delivered to the owner, a letter from the HOA attorney will go to the resident for an immediate cease and desist of the business.

M. Article VII Section 13 – Vehicles and Parking. We discussed the current by-law that is currently recorded as well as the proposed addition of the verbiage to further identify how the policy will be enforced as well as the requirements needed for policy enforcement. A motion was brought to the floor by Victoria Bruno and seconded by Shawn Blanchette to vote on the change of the by-law. Members were instructed to vote on the policy on the

ballot that was provided. After a tally of the votes, the motion passed by a vote of 10-0. 9 votes from members in attendance and 1 vote by proxy to match the Presidents vote.

- N. Article VII Section 15 – Commercial Vehicles. We discussed the current by-law that is currently recorded as well as the proposed addition of the verbiage to further identify how the policy will be enforced as well as the requirements needed for policy enforcement. A motion was brought to the floor by Shawn Blanchette and seconded by Alyssa Curton to vote on the change of the by-law. Members were instructed to vote on the policy on the ballot that was provided. After a tally of the votes, the motion passed by a vote of 10-0. 9 votes from members in attendance and 1 vote by proxy to match the Presidents vote.
- O. Pothole to the right of the sign at the entrance has been repaired by the county at no charge to the HOA. It does not appear to have been repaired smoothly and is showing signs that the repair is failing. Shawn will call the county again to have it addressed.
 - a. Mary Blanchette (Unit #18) brought up the pothole on the left of the Green Gables sign, known as the exit side which seems to be getting bigger. It appears that is on the property of Green Gable sand will be our responsibility to repair but when the county is contacted to fix the entrance pothole again, the other pothole will be addressed at the time.
- P. Clean up of front porches for Units 1-28. A final letter will be sent out to all residents stating that they will be given 14 days from the date of the letter to remove all items that appear to be of a “work tool or construction material” to the back of the unit and out of site of the general public. Once the 14 days has expired, a contractor will be hired and they will be removed for the owner with a special assessment given to the owner of the unit that is affected. Pictures of the items will need to be taken for documentation.

Meeting adjourned at: 8:12pm

Next meeting: TBD – notifications to go out or mailed 30 to 45 days prior

These minutes were approved by the Board of Directors:

Name, Title

Date

Name, Title

Date