

Rivendell HOA Board Meeting June 11, 2019

- Attendance: Current Board members: Jackie Barker, Johnnie VanGelderren, Mark Ranft, Dale Northup, Christina Cox
- Board vote unanimously to pass minutes of Special Meeting on May 28, 2019
- Old Business: Fines, Dues, and Lawyer fees
- These issues: Cloutier & Shiraef were tabled due to inconsistency of information from Selby-Webb.
- Cloutier: Tabled: Christina Cox proposed to allow Paul Cloutier to pay attorney fees and wave fines (CCOX had previous total of \$651.59 in legal fees from Selby Webb) Selby-Webb had only fines list, no legal fees. The board is not sure if the Hot Tub which is unplugged, empty of water is considered a violation if stored on the back porch. It was decided to be tabled until a clarification of what is owed on fines vs. legal fees.
- Shiraef: Tabled due to need of documentation of proof in regards to ARBNB & Dumpster & legal fees notification of these violations. We need details of fine dates, Start date of fines would be from Sept 1, 2017(start of date of Selby-Webb) unless Trey can provide documentation that Shiraef was contacted prior to Selby-Webb taking over; since SW would have been responsible for contacting Shiraef's. We (Jackie, Johnnie, and Christina had been told in the past that he owed past dues, but at this meeting SW had told Jackie that he is paid up on his dues) We are waiting on information from SW on Lawyers and documentation of notification of violation. From what we can ascertain it seem that as soon as a lien was put on his home he contacted the management company, but we want to know if there is confirmation of correspondence prior to the Hamilton County informing him of the lien.

- New Business: HOA Dues, Financials, Landscaping, Insurance verification, Committee leads

- HOA DUES owed: Due & fines owed to Rivendell HOA: \$14713.81

Per HOA Addendum #27 after 15th of month fines can be accessed for late Dues, past the 15th of each month \$15.00 fine, after 6 months, a 50.00 fine is accessed in addition to the \$15.00 per month it is late. It is decided from the board that fines will be enforced back to Jan 2019.

There needs to be registered/certified letter sent to the homeowners in arrears explaining that they owe the association the Dues and information them of their late fees. We are concerned that some of the new homeowners are not aware that they owe this amount and not their mortgage company. It seems several of the new homeowners have not paid since the quarter their homes were purchased (1qtr paid at Closing).

Financial Statement: Several questions around if Trey got any monies from Palmertree. Our understanding is no (per Jackie) Trey had to supplement the HOA fund with 2 deposits totaling at least \$6000.

Landscaping: We receive quote for services for next year from JD Lawn \$3447.50. (See attached proposal) IT was determined that the Landscaping committee will be looking in to getting quotes for services, they will determine if we need to get 3 quotes from other Landscaping services. We have decided that a work order for landscaping services on individual properties has to go through the committee to be approved and paid by the HOA. We currently have 49 units that are being serviced. That includes the watering services, mowing, and other services. See attached quote. Landscaping committee will bring issues to board. Dale Northup to Lead this committee. Mark agreed to help with committee

Issues: Mark mentioned the following

- Stop ahead sign in the woods

- Removal of discarded fencing in back of cul-de-sac
- Removal of construction barriers behind homes on west side of neighborhood
- Retaining wall between original homes and new homes (is it moving)
- Pampas grass need pruning in the fall
- Cost of pruning/trimming along the creek?
- Water meters need to be checked and confirmed for billing purposed. Especially with all the new section of the neighborhood.

Solar lighting was voted on by the Board to be allowed in Rivendell. Vote was all/5 to be allowed in front of homes.

Insurance Verification: Rule 15 of HOA bylaws: owners shall have \$500,000 Liability on property (pg. 40) SW Management company was supposed to have sent letter for this to homeowners in April/ May. This needs to be done, we will decide to add this information to the next mailing. We need to determine how we will track this coverage and remittance to HOA on a yearly basis.

Website: Mark Ranft will investigate the current website situation and report back to board about if this is fiscally viable to take over current site or start another site.

Architectural Committee: maintain Aesthetic structural integrity of the neighborhood. Christina also volunteered to be on committee.

Social Committee: Christina will lead this committee.

SW needs to send letter to homeowner at 2334 to cease and decess the hair salon in their home, due to city zoning violations. Neighbors have commented to board members that there is still customers coming to

the home, after they have received letters stating that they are not allowed to have a retail hair salon.

Topic mentioned for changing of the Bylaws: NO retail business shall be allowed in the Rivendell. There is a Chattanooga City ordinance about Retail businesses in residential neighborhoods. By voting as a neighborhood we are putting this information into the official HOA document that new home owners must get before purchasing in Rivendell. "Key word being RETAIL"

These are the minutes from our meeting on June 11, 2019. Location: Jackie Barkers home.

Next meeting to be June 27th at 5:30 pm. Jackie Barkers home.

Christina Cox

Board member, Secretary

Written: June 26, 2019