

Rivendell HOA Board Meeting Sept 11, 2019

Attendance: Jackie Barker, Johnnie VanGeldern, Dale Northrop, Mark Ranft, Christina Cox

Minutes Correction about Sprinkler Heads (existing) are paid for by the HOA for both Front yards and Back yards. Minutes Approved

President Report: Jackie Barker

\$ 2805 in past due HOA Dues

Concerned that Homeowners, especially new section don't understand about what the HOA covers in regards to Landscaping and Home Maintenance.

Response to Insurance Forms, need to come from Management Company.

14 that have not submitted to management company

Financials:

Questions on Landscaping

Aug payment of 3447.50 & 925.00 to JD Lawncare. This rate was not approved and signed by the board. Why was irrigation over 900 for two months. No one approved these Charges (not Jackie or Dale the only ones that can approve Charges)

**Board Voted to not allow Marlene to Pay JD Lawncare without approval from Board/Jackie. Approved by ALL

Need to have WORK ORDER for Landscaping, Lighting and Irrigation. Orders for work must come from Dale or Jackie.

**Board moved and passed to contact Marlene in regards to HOA Fines being separated from the ledger, from HOA Dues and Late Fees.

So under Income; we need HOA Dues, HOA Fines, and Late Fees. So we have a better understanding of all three areas.

Landscaping Committee: Dale Northrop

We have questions in regards to JD LawnServices finishing Trey Moss Project on Finishing drainage behind new home.

We can not progress with the New Company(Images), until he is done with drainage project. We feel that we need to give 15-30 days notice.

We are on hold for new Landscaping company.

Architectural Committee: Johnnie VanGeldern

Guidelines from Architectural committee accepted with additions:

Will attach update from Johnnie to this document.

ADDITION/CLARIFICATION Yard decorations: recommendations that no more than 4 items are in front of the house. This includes plants, statuaries other decorations. Can not impede Landscaping company (does not include flag and lighting since they have their own category in guidelines)

** Board Motion and Passed to accept the Architectural Committee Guidelines with additions. All Approved

IT- Mark Ranft

Need to get Architectural Forms online

Needs to be submitted to the Management company

We have control of the website. We need to announce that our homeowners can get this information on the Website.

Best to put Announcements in mailboxes after the mail runs.

Nothing should be put on Rivendell website without Board approval.

Social Committee-

Need to get a committee chairperson due to Christina Cox not being able to be the Chairperson. Jackie to find a Chair.

Topic of Security came up since we have had some cars broken into.

Security monitoring is expensive, it would be best to have front lights on homes from Dusk to Dawn and possible motion lights in back of homes. Lock door reminders.

OLD BUSINESS:

Cloutier and Shiraef

Board Voted (4 yes, 1 abstain) PASSED

To Forgive all fines and remove liens on Cloutier and Shiraef

This will take care of the inherited fines and liens from the developer.

We feel that the cost of attorney fees associated with Cloutier and Shiraef that were approved by developer (Trey Moss III/ Chattanooga Construction) should be applied to his balance.

Next Meeting: Oct 1, 2019 Jackies house

