

Attendance: Kevin, Thelma, Lori, John, Jeff
Meeting via Zoom: Started at 6:08pm

Agenda Items

Old Business

1. We are not worried about light pole flags and slow down signs at this point since other pressing items have come up.
2. Discussed how to manage the overdue accounts in QuickBooks. Thelma shared the discussion she had with Brooke about how to assess late fees. Kevin, Lori, and Thelma figured out how to add Thelma as an admin.
 - a. Thelma will reach out to Brooke to schedule a quick zoom session with Thelma, Kevin, and Lori for a reminder on how to do this.
 - b. The board will try to divide and conquer sending out late due notices.
 - c. We will try to send out dues reminder in October.
3. Lori will enter in a couple things in quickbooks to have the accounts up to date. She will get the Brewer's check to Kevin
4. We have had a handful of owners ask about renting out their homes. We discussed that there are no direct rules about renting out homes.
 - a. Thelma expressed that either we have a position, or we don't
 - b. Lori expressed that there is currently no rule stating you can't rent out so that is what should stand as long as the owner follows all covenants and bylaws. This could change if we follow the rules to change/do an addendum if followed the rules of the covenants.
 - i. Kevin noted the zoning ordinance of Knox County of not renting to more than one person in one room.
 - c. As a board, we agreed that a short response of something to the effect of "Currently there is no rule stating you can't rent out, but the owner still needs to follow all covenants and bylaws."
 - d. Jeff mentioned that it might be worth looking at adding amendments to bylaws that reflect updated building materials.
 - i. Lori reminded us that there are very specific rules in the bylaws for how to update the bylaws and covenants with votes from all members of the neighborhood.

New Business

1. Yard Sale is happening on Oct 1st. A few neighbors have responded that there are participating.
 - a. There doesn't seem to be a need for us to need officer patrol for the yard sale
2. The issue of the water ditch at the front of the neighborhood behind the front signs has gotten worse and it is getting harder to mow. The county inspected and said the neighborhood needed to fix the issue. Brewer's Landscapers quoted \$5,000.00 to fix the issue. Lori asked for a second quote for the same work, and John asked for a scope of work and certification. John will look for other quotes and get back to the board.

- a. Other landscaping items:
 - i. Cutting dead ash tree for \$100
 1. Motioned by John and seconded by Jeff
 - ii. Aerate, over seed, and line the front entrance for \$250
 1. Motioned by Thelma and seconded by John
3. Discussion of elections coming up with winter neighborhood meeting. Kevin and Thelma will be rolling off at the end of this year.
 - a. Explanation of officer positions for 3 years in current positions. Once you are on the board, we can move around in positions, or help out in other positions as needed.

Motion to end meeting by Thelma, in favored by everyone.

Meeting ended at 7:32pm