

Paint Rock Farm Lake Estates August 5, 2024 Quarter 1 Board Meeting - Final

Call to Order: A regular meeting of the Paint Rock Farm Lake Estates Board of Directors was held at 190 Old Ridge Road on August 5, 2024. The meeting was convened at 5:41 pm, President Jorge Avetrani presiding.

Board Members in Attendance: Jorge Avetrani, Lonny Allen, Dave Vietz, Christy Benny, Kyle Robinette, Pat Cain, Paul Frizzell, and Paul Wilkey. Mari Avetrani and Kim Allen also attended.

Approval of the Minutes: The February 2024 quarterly meeting minutes were never loaded to the PRFLE website. The minutes have been located, and will be voted on at the November meeting along with the minutes from the August 2024 meeting.

Treasurer's Report: President Avetrani, the former treasurer, introduced Lonny Allen, the current treasurer. Avetrani explained that they discovered a malfunction on the PRFLE website in regards to the Annual Dues and Road Fees page of the website. Avetrani has initiated an ongoing investigation with Godaddy.com, the web page parent company, and will report their findings to the board at the next quarterly meeting. Avetrani and Allen are continuing to explore solutions to this situation. In the meantime, the pair will work together to directly contact those who have not paid in 2024. Twenty-one members still had outstanding balances. A formal treasurer report will be submitted in November once this situation has been rectified.

Old Business, Road Status and Maintenance: The current board will serve as a whole on the road committee. Avetrani explained that Paul Hester does semi-annual maintenance on the roads, while Michael Marney maintains them on an as needed basis. Wilkey questioned why ½ inch gravel was used over crush and run. Vietz explained that crush and run was used in the past and washed out quickly. The committee planned to check if an HOA member would continue to bush hog the easements along the gravel roads on an as needed basis. Once the website is in proper working order, receipts for road maintenance will be uploaded.

President Avetrani also noted that the annual report for the state was submitted on August 4, 2024.

New Business: Since a third of the current board are new members of the neighborhood, several members took time to introduce themselves. The current board expressed their appreciation of the hard work the previous board put in navigating several tumultuous situations over the past couple of years. President Avetrani explained his vision for restoring calm and building community in our neighborhood. Allen suggested the creation of a private Facebook group for the neighborhood.

Tim Turner reached out to Avetrani to say he would need to resign from his position on the board of directors due to health concerns. Options for a replacement to finish his term were discussed, and the board will be voting on his replacement at the November meeting.

The Q1 treasurer's report and draft of Q1 minutes were emailed in August to all association members due to problems with the current PRFLE website.

Adjournment: Robinette had to leave at 6:25 pm and Wilkey left at 6:51 pm due to prior commitments. A quorum was still present until the meeting was adjourned. Dave Vietz moved to adjourn and Patrick Cain seconded it. The motion was passed unanimously. Jorge Avetrani adjourned the meeting at approximately 7:10 pm.

Christy Benny, PRFLE Secretary

Date: August 10, 2024

Paint Rock Farm Lake Estates

November 6, 2024 Quarter 2 Board Meeting - Final

Call to Order: A regular meeting of the Paint Rock Farm Lake Estates Board of Directors was held at 190 Old Ridge Road on November 6, 2024. The meeting was convened at 6:03 pm, President Jorge Avetrani presiding.

Board Members in Attendance: Jorge Avetrani, Lonny Allen, Dave Vietz, Christy Benny, Kyle Robinette, Pat Cain, Paul Frizzell, Paul Wilkey, and Kelsey Lott.

Approval of the Minutes: The February 2024 Quarterly Meeting minutes were located, read and approved. The August 2024 Q1 Meeting minutes were read and approved with a slight revision. The board noted that the Q1 treasurer's report and draft of Q1 minutes were emailed in August to all association members due to problems with the current PRFLE website.

Treasurer's Report: President Avetrani distributed copies of the 2024 Treasurer's Report to those in attendance. Lonny Allen explained the report to the board, noting the addition of the \$40 fee to the TN Secretary of State. In an effort to manage funds efficiently, Treasurer Allen has been reviewing costs incurred by the neighborhood. Allen mentioned that we are being charged \$3/month for paper statements by the bank as well as noting the \$148.93 paid for Quickbooks and Google Suite. After checking with those present, it was noted that Google Suite is not currently being used by the Board of Directors. Allen explained that Quicken is nonessential the treasurer's needs as well. Allen moved that we cancel those subscriptions. Dave Vietz 2nd the motion. The motion was passed unanimously.

As of November 6, 2024 only three members have failed to pay their annual dues. The board is working to reach out to these members by phone or in person after several email attempts have failed. The problems encountered with the website highlight the need for the board to have up-to-date contact for all members including mailing address, email address, and phone number. Secretary Benny had already been working on an updated member information spreadsheet and will be continuing to work with the other board members to complete it.

Old Business, Road Status and Maintenance: The board revisited the issues with the HOA website. As things currently stand, Avetrani is still not able to edit the information on the website. Allen has been doing some research on the issue and suggested the possibility of starting a new website.

As all current board members sit on the road committee, Avetrani asked that we establish a protocol for ordering road work. It was agreed that members will come to Avetrani, and he will be the main contact for scheduling road maintenance. It was also mentioned that there are a few places on both Eagle Ridge and Old Ridge that need new gravel. Vietz will investigate the best cost and source to purchase.

New Business: Paul Frizzell reminded the board that improving the community access lake lot was one of the projects included when it was voted to increase dues at the 2023 annual meeting. The board agreed to revisit this idea at the next quarterly meeting and look at scheduling a spring clean-up of the area.

Adjournment: Christy Benny moved to adjourn and Dave Vietz seconded it. The motion was passed unanimously. Jorge Avetrani adjourned the meeting at approximately 7:14 pm.

Christy Benny, PRFLE Secretary

Date: November 10, 2024

Paint Rock Farm Lake Estates
February 5, 2025 Quarter 3 Board Meeting – DRAFT

Call to Order: A regular meeting of the Paint Rock Farm Lake Estates Board of Directors was held at 190 Old Ridge Road on February 5, 2025. The meeting was convened at 5:46 pm, President Jorge Avetrani presiding.

Board Members in Attendance: Jorge Avetrani, Dave Vietz, Kyle Robinette, Pat Cain, Paul Frizzell, Paul Wilkey, and Kelsey Lott. Both Lonny Allen (via phone) and Christy Benny joined the meeting later. Meeting notes were taken by Kelsey Lott.

Approval of the Minutes: The November 2024 Q2 Meeting minutes were read and approved with no revisions.

Treasurer's Report: President Avetrani distributed copies of the Q3 Treasurer's Report to those in attendance. Lonny Allen explained the report to the board, noting the recent expenditures for new gravel and scraping.

As of February 5, 2025 the board has been able to contact all members about the 2024 dues. The last remaining payment is on the way and then all 2024 annual dues and road payments will be complete.

Old Business, Road Status and Maintenance: The board discussed the new gravel that was recently laid on the interior roads of the neighborhood. Avetrani would like to have Michael Marney continue to maintain the roads on a once-a-month basis as cost allows. Marney also recently provided some scraping and maintenance to a hill on Eagle Ridge Road.

A member of the neighborhood inquired about culvert maintenance. After some research Avetrani found out the precedent is that members are to maintain culverts that lay solely on their property, but that the association is to maintain culverts that span the width of interior roads.

There is a culvert that runs under Eagle Ridge that has been in need of repair for some time. Avetrani got a quote on the repair that said the total cost would be approximately \$6,000. The new culvert alone would cost \$2,000. The board discussed the option of getting a second quote, and will be seeking one from Engert Mechanical. The repair on Eagle Ridge will take some skillful coordination as the road will have to be shut down for a full day and residents of that road will need to plan accordingly.

The board discussed installing "No Turn Around" signs at the corner of Sawmill and Old Ridge and then also at the corner of Bobcat and Old Ridge so that vehicles not belonging to residents of the stretch of Old Ridge between Bobcat and the peak of the ridge knew to turn around before proceeding up the hill. Vietz made a motion to approve and it was seconded by Avetrani. The motion passed unanimously.

It was brought to the board's attention that there are some tree limbs hanging over the road on Sawmill. Some volunteer members of the board agreed to clear them and the issue was already resolved by the time these minutes were prepared.

The HOA website should be up and running soon. Allen has been working on a new website and another member of the association has volunteered to help as needed.

New Business: The board discussed the upcoming annual meeting. The time and date have tentatively been set for May 22, 2025 at 6 pm depending on availability. Avetrani will work on making the reservations with the community center in Kingston. Paul Frizzell noted that he will not be seeking another term at this time.

Adjournment: Paul Wilkey moved to adjourn and Dave Vietz seconded it. The motion was passed unanimously. Jorge Avetrani adjourned the meeting at approximately 7:12 pm.