



First Colony Homeowners Association, Inc.
Bristol, Tennessee 37620

First Colony Homeowners Association Meeting Minutes

Date: July 15, 2023

Location: Community Church at Bristol, 6320 Old Jonesboro Rd, Bristol, TN 37620

1. Call to Order

- **Chair:** Rick Dunham called the meeting to order.
- **Attendance:**
 - Current board members were called out.
 - Jared Riddle called the roll and verified that a quorum was present.

2. Previous Meeting Minutes

- **Review:** Minutes from the 2022 meeting were provided.
- **Questions:** Rick Dunham asked if there were any questions regarding the minutes.
- **Outcome:** Minutes were removed by residents.

3. Board Member Nomination

- **Note:** Marilyn Wolfe stated that board members must be nominated.
- **Query:** Eddie Wampler asked about the alternates on the board (Joyce Crockett and Doyle Lawson).

4. Budget Discussion

- **Query:** Eddie Wampler asked about the budget carryover from 2020 to 2021 and what happened to that money.
- **Response:**
 - Rick Dunham said the budget statement was not yet completed but confirmed the money is available. He suggested checking the bank records.
 - Rick also mentioned there will never be a large carryover.
- **Request:** Eddie Wampler asked for accountability.
 - Jared Riddle confirmed that any member can look into the books at any time.
 - John Snyder confirmed that the accountants keep the books.
- **Concerns:** Eddie Wampler questioned driveway expenses and the uneven payment responsibility among members in 2019.
- **Additional Concerns:** Nicholas Stiltner asked why Rick's driveway was repaired when neighborhood roads had issues.

5. Financial Review Meeting

- **Proposal:** Denise Tran suggested a special meeting for financial review.
- **Support:** Johnathan Mai also supported having the accountant at the HOA meeting or special meeting.
- **Follow-Up:** Jonathan Mai asked for clarification on the beginning and ending balances of the financial meeting.

6. Yard Work and Contracts

- **Query:** Eddie Wampler asked if there was a signed contract for yard work.
- **Clarification:** Nicholas Stiltner asked for a signed copy of the contract.
- **Response:** Jonathan Mai confirmed that if the company signed the contract and performed the work, it is a de facto contract.
- **Explanation:** Discussion on the previous company's legal threats and payment context by Marilyn Wolfe.
- **Concern:** Susan Rutter raised concerns about her backyard, which is not her property, and about water grading issues affecting Marilyn Wolfe and Nicholas Stiltner's houses.
- **Suggestion:** Denise Tran suggested having Northeast Landscaping (Matt) come and uncover the grade.

7. Double Lot Payment Query

- **Query:** Question on whether homes on two lots pay double dues.
- **Answer:** No, they do not pay double dues.

8. Nomination and Election of Board Members

- **Nominations:** Joyce Crockett confirmed 6 nominations for 3 open seats.
 - **Votes:**
 - Rick Dunham: 22 votes
 - Doyle Lawson: 20 votes
 - John Snyder: 23 votes
 - Joyce Crockett: 14 votes
 - Nicholas Stiltner: 5 votes
 - Eddie Wampler: 8 votes
 - **Elected:** Rick Dunham, John Snyder, and Doyle Lawson.
- **Vote Counting:** Votes were counted by Marilyn Wolfe and Jared Riddle.

9. Proxies Collection

- **Collection:** All proxies were collected.

10. Number of Directors

- **Decision:** Community voted to keep the number of directors at five, with two alternates appointed by the board.

11. Selection of Officers

- **President:** Rick Dunham
- **Vice President/Treasurer:** John Snyder
- **Secretary:** Jared Riddle