

CHEROKEE BLUFF COUNCIL OF CO-OWNERS
BOARD OF DIRECTORS MEETING
January 26, 2010

The Board of Directors of Cherokee Bluff Council of Co-Owners met in a regularly scheduled session at 6:30 p.m. in the clubhouse with the following board members in attendance: Joan Byrd, Rick Miller, Robbie Pope, Michael Nolan, and Janet Lundy. Mary Branson, site manager, and Deanna Hill, FMS representative, were present. Additionally, homeowners Ted Lundy and Holly DeVoto were also present.

Call to Order

The meeting was called to order at 6:30 by Vice President, Michael Nolan.

Approval of Prior Meeting Minutes

Motion: Approve minutes from the December 8, 2009 meeting.

Made by: Rick Miller

Seconded by: Robbie Pope

Approved with 3 yes votes

Joan Byrd and Jan Lundy abstained

Committee Reports

Physical Plant – Joan Byrd

- **Motion:** After the contribution to the reserve account, recommended by the Long Range Planning Committee and based on the annual replacement schedule, is made in 2010 and in all future years, any excess budget funds at year end should be used for clubhouse upkeep or special projects as voted on by the BOD.

Made by: Joan Byrd

Seconded by: Rick Miller

Approved unanimously

- **Motion:** Authorize Mike Clark to repair deteriorated siding and resultant damage at unit 1853 for \$400.

Made by: Robbie Pope

Seconded by: Janet Lundy

Approved unanimously

- **Motion:** Authorize J. T. Crumby to make asphalt repairs at sinking parking lot grates near unit 1913, 1901, and near clubhouse for \$250.

Made by: Robbie Pope

Seconded by: Rick Miller

Approved unanimously

Architectural Review – Joan Byrd

- **Motion:** Table the architectural review made by unit 2017, to enclose their rear patio as a sun room and to add a 10 x 12 deck on the rear of the sun room, until additional information can be obtained (i.e., enclosure color, whether neighbors object to obstruction of view, whether deck would encroach on common area).

Made by: Robbie Pope

Seconded by: Joan Byrd

Approved unanimously

Finance/Compliance/Audit Committee – Michael Nolan

No report

Appeals Committee – Rick Miller

- **Motion:** Support the recommendation of the Appeals Committee to deny the appeal of unit 1954 to waive \$125 in parking violation fines.

- Made by: Rick Miller Seconded by: Janet Lundy **Approved unanimously**
- The Appeals Committee did not have time to review the appeal to waive fines made by unit 2016. **Motion:** Deny the appeal to waive any portion of the \$1,185 fines incurred by unit 2016 for various violations.
- Made by: Rick Miller Seconded by: Robbie Pope **Approved unanimously**

Rules and Regulations Committee – Jerry Carr
Not present

Long-Range Planning Committee – Mike Mynatt

- Robbie Pope reported a brief meeting was held on January 20th to discuss possible BOD candidates. Possible candidates were split among the meeting attendees to contact and ascertain whether interest in serving on the BOD existed.

Pet Committee – Rick Miller
No report

Officer Reports

President – Mike Mynatt
Not present

Vice President – Michael Nolan
No report

Treasurer/External Relations – Robbie Pope

- The December 2009 financial treasurer's reports were distributed. The annual net operating cash flow came in at \$4,096 above budget. Per the BOD's December vote, the estimated year-end surplus NOI was transferred to the reserve account in the amount of \$3,147.
- The interim report from Wells Fargo regarding the reserve account since inception reflects \$2,197 of income, \$879 of accrued interest (to be paid in the next payment period for the bonds), and \$1,109 in unrealized gains. The account's present value, as of January 26th, was \$269,629.

Secretary – Joan Byrd
Not present

Management Report

- One (1) clubhouse reservation has been made this month.
- There have been twenty-seven (27) citations issued so far this month.
- The 2010 budget and the letter explaining the service fee increases were mailed to all owners in December.
- The 2010 Annual Meeting packet has been mailed to all owners. Twenty-three (23) proxies have been received to date. June Massengill and Janet Lundy have agreed to purchase refreshments for the meeting.

- The BOD does not want to initiate discussion at the Annual Meeting of the new Rules and Regulations promulgated during 2009.
- Gutters were cleaned by Volunteer Lawn on December 11th.
- Liens were filed, per the BOD's directive, on units 1841, 1962, and 2001.
- Fred Harvey completed a roof repair to units 1929, 1826, 2006, 2002, 1934, 1913, 2013, 1905, 1907, and 2017. Additional leaks have recently been called in after the recent heavy rainfall.
- Ceiling repairs were completed in units 1909, 1816, and 2009.
- The ceiling in 2001 will be repaired once Michael Nolan prepares the liability release for the unit owner to sign and the owner does indeed sign the release.
- The quarterly exterior termite inspection was conducted on January 21st. No termite activity was noted.
- The make-up date for the annual interior termite inspections was held on January 23rd, and twenty-seven (27) units participated. Only two (2) units have not been inspected.
- Cherokee Bluff roads were scraped and salted by Volunteer Lawn on January 7th and 8th.
- Ike Rains installed exterior lights at 2015 and 2017. Since the last BOD meeting, he changed security lights at units 2001, 2020, 1848, and 1878.
- Ike Rains replaced the gate arms, after they broke this month.
- Eight (8) balcony/deck compliance letters were distributed.
- Letters regarding vehicle tag expirations were sent to units 1972 and 1853. Unit 1972 has since renewed their tag.
- Legacy Parks Foundation purchased 70 acres on the river bluff in December. The purchase includes the Rose property bought from the Woodlands Development Group of Georgia. A conservation easement has been placed on the land, and it will most likely become a nature park in the future.
- The property, liability, excess liability, and D&O insurance policy was renewed, per BOD directive, with CAU for a period of three years.
- An interim e-mail vote was conducted between BOD meetings. The e-mail vote was to authorize Robbie Pope to sign an engagement letter with Will Carver of Kramer Rayson to represent Cherokee Bluff specifically on the matters with units 1850 and 1878, as well as provide legal representation on whatever the HOA might require in the future. Robbie Pope made the motion, Michael Nolan seconded the motion, and affirmative votes were recorded by Joan Byrd, Mike Mynatt, Janet Lundy, and Jerry Carr.

Motion: Ratify interim vote.

Made by: Robbie Pope

Seconded by: Janet Lundy

Approved with 3 yes votes

Rick Miller abstained

- Volunteer Lawn stated they would pick up pet waste in the yard areas and walkways for \$65 per trip. They would revise their pricing if the job proved to take more time than projected.
- Management reported that a few FMS properties in Nashville had experienced theft from their drop boxes. The BOD discussed the issue and decided they wanted to keep their drop box. Management is to include a newsletter article to warn readers of the issue.

Unfinished Business

No unfinished business

