

CHEROKEE BLUFF COUNCIL OF CO-OWNERS
BOARD OF DIRECTORS MEETING
April 28, 2011

The Board of Directors of Cherokee Bluff Council of Co-Owners met in regular session at 6:30 p.m. in the clubhouse with the following board members in attendance: Mike Mynatt, Dianna Mercier, Ted Lundy, and Glenis Moore. Mary Branson, site manager, and Deanna Hill, FMS representative were present. Robbie Pope, homeowner; and Robert Moon, resident, were also present at the meeting.

Call to Order

The meeting was called to order at 6:42 p.m. by President, Mike Mynatt.

Approval of Prior Meeting Minutes

- **Motion:** Approve minutes from the March 24, 2011 BOD meeting.
Made by: Dianna Mercier Seconded by: Glenis Moore **Approved unanimously**

Committee Reports

Physical Plant – Sandy Weaver

- The BOD engaged in general discussion regarding the community entrance landscaping. Management is to ask Ms. Wayland if her ad hoc committee could present a feasible plan within the next week or so. The topic was tabled until they respond.
- **Motion:** Contract with McReynolds Roofing to make emergency storm damage repairs to unit 1800 for the bid of \$2,875.
Made by: Dianna Mercier Seconded by: Ted Lundy **Approved unanimously**

Architectural Review – Ted Lundy

- Motion: Approve the request from unit 1881 to extend their rear patio and deck to edge of privacy wall, since the neighbors do not object.
Made by: Ted Lundy Seconded by: Glenis Moore Approved unanimously
- A neighbor objected to the request from unit 1883 to extend their rear patio, due to a possible view obstruction. Therefore, the architectural review committee did not approve the request.
- Units 1848 and 1926 have requested to install exterior water spigots at their units. The BOD requires additional information before these requests will be considered. Architectural review request forms must be submitted and include a diagram of spigot placement, type of spigot, and how the spigot will be installed. The requests were tabled until the additional information can be obtained.

Finance/Compliance/Audit – Michael Nolan
Chair not present

Appeals – Glenis Moore
No appeals submitted

Rules and Regulations – Ted Lundy
No action items

Planning – Mike Mynatt

- Ted Lundy reported the planning committee met and discussed the proposals for the community entrance landscaping and the proposals for roof replacements.

Officer Reports

President – Mike Mynatt

No report.

Vice President – Michael Nolan

Officer not present

Treasurer – Vickie Norton

- Officer not present
- March 2011 treasurer reports were distributed.
- Via e-mail, a motion was made by Dianna Mercier to cease reinvestment of interest earned in the reserve account, so that funds would be available (without penalty) to fund roof replacements. The motion was seconded by Ted Lundy, with affirmative votes by Glenis Moore, Vickie Norton, and Mike Mynatt. The BOD ratified the vote at this meeting.

Secretary – Dianna Mercier

No report.

Management Report

- One (1) clubhouse reservation was made this month.
- There have been thirty (30) citations issued so far this month.
- Minor termite damage was discovered at units 2005 and 1940. Otis Termite inspected the areas and agreed to make repairs at no cost to the HOA.
- The office HVAC required the addition of Freon and a new contactor in order to perform satisfactorily.
- Ike Rains replaced an entry gate arm this month.
- Rural Metro employees (ambulance drivers) and UT Hospital employees were using Cherokee Bluff's mail pull-off as a spot to park and smoke. Management contacted the employers, and they spoke with their workers. They stated they would follow up even more if vehicle tag numbers could be noted.
- A new signature card was completed this month so the HOA officers could sign on the community's reserve account at Wells Fargo.
- Roof leaks occurred during the heavy rainfall and storms this month in twenty (20) different units.
- The concrete patio was raised, per the BOD's authorization, at unit 1865.
- The sunken area in the parking lot across from unit 1978 was repaired this month.
- The City of Knoxville will begin offering recycling services at no charge. Pertinent information will be included in the community's newsletter.
- Lien intent letters have been sent to units 1962 and 2012. The BOD directed Management to file liens on the units if they remain unpaid on May 2, 2011. Management was also directed to turn unit 1841 over to the HOA's attorney for pursuit of a Judgment through the court system.

