

CHEROKEE BLUFF COUNCIL OF CO-OWNERS  
BOARD OF DIRECTORS MEETING  
June 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, Michael Nolan, Ted Lundy, Vickie Norton, Sandy Weaver, Dianna Mercier, and Glenis Moore. Mary Branson, site manager, and Deanna Hill, FMS representative were present. Homeowners June Massengille, Marilyn and Lawrence Kennedy, Diana Lopez, Suzie Fogle, Robbie Pope, and Jan Lundy, as well as resident Robert Moon, were also present at the meeting.

Call to Order

The meeting was called to order at 6:34 p.m. by President, Mike Mynatt.

Approval of Prior Meeting Minutes

- **Motion:** Approve minutes from the May 24, 2011 BOD meeting.  
Made by: Ted Lundy                      Seconded by: Sandy Weaver                      **Approved unanimously**

Committee Reports

Physical Plant – Sandy Weaver

- Kenny Townsend, with Acadia Landscaping, presented his company's proposal for landscaping at the community hillside entrance.
- **Motion:** Contract with Fred Harvey to repair interior water intrusion damage in the living room of unit 1921 for \$975.  
Made by: Sandy Weaver                      Seconded by: Ted Lundy                      **Approved unanimously**

Architectural Review – Ted Lundy

- **Motion:** Approve the request of unit 1881 to raise the level of their courtyard and pour a stamped patio in the space.  
Made by: Ted Lundy                      Seconded by: Glenis Moore                      **Approved unanimously**
- **Motion:** Approve the second level wood deck addition at unit 1865.  
Made by: Ted Lundy                      Seconded by: Sandy Weaver                      **Approved unanimously**
- **Motion:** Approve the installation of a satellite dish at the rear of unit 1928, if they follow all rules regarding said installation.  
Made by: Ted Lundy                      Seconded by: Sandy Weaver                      **Approved unanimously**

Finance/Compliance/Audit – Michael Nolan

No action items

Appeals – Glenis Moore

No appeals submitted

Rules and Regulations – Ted Lundy

- Pet sub-committee chair not present
- Mr. Lundy stated the current Rules and Regulations already address aggressive pets.

Planning – Mike Mynatt

The committee met with Kenny Townsend, of Acadia Landscape, to discuss plantings in his company's proposal for the community hillside entrance.

## Officer Reports

President – Mike Mynatt

No report

Vice President – Michael Nolan

No report

Treasurer – Vickie Norton

- May 2011 treasurer reports were distributed.

Secretary – Dianna Mercier

No report

## Management Report

- As previously reported, the April 27<sup>th</sup> storm damage was submitted as a claim to the HOA's insurance company. On June 4<sup>th</sup>, 5<sup>th</sup> and 6<sup>th</sup>, the insurance adjuster, an engineer, and a representative from a general contracting company, as well as community staff, walked the property and assessed the damage from the April 27<sup>th</sup> storm. Additional damage is still being reported to the adjuster as it is discovered. The adjuster will prepare a Statement of Loss report for Cherokee Bluff, which could be upwards of 500 pages. The report is not expected before the end of July (and may be even later), as the adjuster is waiting on the engineer to complete his report and both reports are on a unit-by-unit basis. While it is not known what the adjuster will ultimately agree to cover, it is known that the HOA carries Guaranteed Replacement Cost coverage on its structures.
- Volunteer Lawn has submitted two invoices to date for storm cleanup; one for \$9,518 and one for \$5,885. In addition to the work already invoiced, Volunteer Lawn removed two trees coming up the hill after the June 21<sup>st</sup> storm. They also removed a large hanging limb from the Maple near unit 1885 and removed a tree that had fallen across the road in front of 1929 after the June 23<sup>rd</sup> storm. The Maple tree near 1885 will be evaluated to determine if it can be trimmed rather than removed.
- A large tree fell onto unit 1935 during the June 23<sup>rd</sup> storm, and the tree was removed by Breeden's Tree Service for \$3,500. The event was submitted to the insurance company as a second storm claim.
- Breeden's has not had time to remove the limbs they were approved to do at the prior month's BOD meeting. Tree removal contractors are very busy with emergency removal work and may not be able to return to more general tree work for a few weeks.
- The City of Knoxville removed the tree debris on the entrance hill roadway.
- Dixie Roofing began replacing the roof over building 1913 – 1929 on June 21<sup>st</sup>. They have approximately two (2) unit roofs left to replace on that job. The project was let prior to the April 27<sup>th</sup> storms.
- Management is maintaining a spreadsheet which lists known roof leaks and resultant water damage. The BOD has directed Management to make temporary emergency repairs with tarps and synthetic underlay. The temporary repairs are intended to keep the units dry until the insurance report is received and the BOD learns what the insurance coverage will fund.
- The office is closed for the July 4<sup>th</sup> holiday, and the manager plans to take vacation the balance of the week.
- No clubhouse reservations were made this month.
- There have been twenty-nine (29) citations issued so far this month.
- The most recent community newsletter alerted homeowners that all requests for architectural revisions must be submitted to the office on proper forms at least ten (10) days prior to the BOD meeting, in order for the request to be considered at said meeting.

- Exterior spigot on the clubhouse was replaced.
- Unit 1923 is donating their vehicle with expired tags to the Kidney Foundation.
- The pet committee ordered an additional ten (10) DNA pet identification kits.
- Warrants have been mailed, via certified mail restricted delivery, to units 1841 and 1948. Judgments for monies owed by the homeowners are being pursued in court.
- Ike Rains power washed the clubhouse rear patio. He replaced two (2) pool deck light fixtures. He also assisted with storm clean-up and with replacing roofing shingles that had blown off.
- The health department's pool inspection was conducted on June 2<sup>nd</sup> with a 96% score. Sequoyah Pool comes out on Mondays and Thursdays to clean the pool and to balance the chemicals.
- Vandalism at the pool area was discovered on June 18<sup>th</sup>. Pool tiles were broken (replaced by Sequoyah Pool on June 23<sup>rd</sup>). The safety ring rope was down and knotted up. The men's restroom storage door was broken and was replaced June 28<sup>th</sup>.
- Two boys entered the clubhouse illegally on June 26<sup>th</sup>.
- Fred Harvey is still working to remediate the puddling at unit 1816. During the month, the physical plant committee approved Harvey to replace rotted window trim at unit 1905 for \$185 and to replace rotten siding at unit 1915 for \$380.
- A television station from Washington D.C. requested an interview about the pet DNA testing. While the BOD authorized an interview, it did not appear that anyone was available to give the interview.

#### Unfinished Business

- **Motion:** Approve the Comcast Cable proposed service agreement, right of easement agreement, and compensation agreement for \$27,200.

Made by: Ted Lundy

Seconded by: Sandy Weaver

**Approved unanimously**

#### New Business

No new business was introduced

#### Open Forum

- June Massengille reported a recurring roof leak above her bathroom.

#### Adjournment

- The meeting was adjourned at 8:10 p.m.
- The next Board of Director's meeting is scheduled in the clubhouse on Tuesday, July 26, 2011 at 6:30 p.m.

Respectfully submitted by: First Management Services, Inc.  
 On behalf of the Secretary  
 For Cherokee Bluff Council of Co-Owners

Approved by Board of Directors \_\_\_\_\_

Date \_\_\_\_\_