

The Association of Owners of Legend Hall

Annual Homeowner's Meeting Minutes

Belmont Village

4206 Stammer Place Nashville, TN 37215

Thursday, August 29, 2013

The meeting was called to order by President Bill Huggins at 6:00 PM. All Board members were present: Bill Huggins, Linda Woods, Dick Murphy, Louise Keeling, and Tom Edwards.

Homeowners present:

Bud and June Baker

Linda and Felix Woods

Linda Burkholder

Bob Phillips

Susan and Bill Huggins

Jim and Carol Bryson

Grayce McKinney

Gerry and Marie Underwood

Kay Hall

Libby Phillips

Dick Murphy

Malcom and Virginia Lewis

Louise Keeling

Mary Anna West

Tom Edwards

By Proxy:

Ritchie and Kelly Pickens – Kay Hall

Charlie and Patricia Brooks – Linda Burkholder

Barbara and Jack Norman, Jr. – Bob Phillips

The Agenda was adopted as read.

Linda made a motion to accept the minutes of the August 15, 2012 Annual Homeowner's meeting. Motion seconded and approved by the association.

BOARD MEMBER TERMS

Bill Huggins will be on the board for the 2013-2014 and 2014-2015 terms.

Linda Woods will be on the board for the 2013-2014 term.

Tom Edwards will be on the board the 2013-2014 and 2014-2015 terms.

Louise Keeling will be on the board for the 2013 -2014, 2014-2015, and 2015-2016 terms.

Dick Murphy will serve on the board for the 2013-2014 term.

As board members roll off next year, homeowners should consider taking part on the board – we need your involvement!

FINANCIAL REPORT

Louise presented the year end operating statement and balance sheet. The HOA realized a \$1,700 surplus by eliminating McGarr & Associates as our property management company. There was a small overage in incoming dues collections due to late payments that were collected in this budget year. We had a small deficit in bank charges resulting from the need to order HOA checks to replace the duties

performed by McGarr & Associates. We also incurred some additional expenses as a result of Duncan Landscaping being sold.

GROUNDSCOMMITTEE REPORT

Common Grounds Care

Dick Murphy, Grounds Committee Chair, presented this report. Duncan Landscaping sold their business to another firm owned by Bob Bruce. After giving us a rough estimate to continue servicing Legend Hall, the new company quickly made themselves scarce. They did not return phone calls or follow-up with us in order to maintain our planting schedule. In response to the situation, Dick contacted Sunrise and committed to letting them take over the floral duties. Sunrise's cost for this was more than Duncan's, but they offered more services for that fee.

The board decided to eliminate the flower beds on the left and right of the front entrance and replace those areas with sod. The boxwoods will remain along the wall. All other flower beds will remain. There will be an adjustment to lower the Sunrise flower bed services accordingly.

Road Fund and Paving 2013

Dick took the time to explain the history of the road fund and how we arrived at the Road Fund Budget and the resulting effect of the planning process and the repaving of Legend Hall this summer.

The Road Fund was started in 2004. It was determined, after consulting Sessions Paving Company, that an assessment of \$675/year would be a good starting point to meet the demands of keeping the Legend Hall pavement in good repair within the typical lifespan of twenty years – which would include repaving everything at the end of the twenty year cycle. In 2005, we had a donation from a homeowner of \$20,000.

The road fund contribution was adjusted to \$404/year in 2006. This year, it was decided that it was time to address the pavement throughout Legend Hall. We had \$127,897 in the road fund. The board hired Ron Crutcher, Professional Engineer, of Crutcher and Associates LLC, to assess our situation, make recommendations and prepare the *"Request For Proposals"* that was sent to qualified paving firms. In the end, Sessions Paving was the low bidder.

During the budgeting process over the years, a question was asked about the asphalt drives that some homes have versus the aggregate concrete drives of others. Was HOA subsidizing the paving of the personal areas of the asphalt drives? Yes, the HOA would have, if we didn't recalculate the square yards of those homes and deduct it from the common road costs. As it turns out, there are 5,422 sq yds of pavement total, but only 4,481 sq yds in the common area.

There are a couple of repaving options that are available. Removing all the asphalt down to the crushed rock substrate, or milling the top layers down to the original asphalt layer and paving over the original layer. The choice is dependent on the structural integrity of the bottom layer. The twenty year budget forecast was preparing for the removal of all the asphalt, which is the most expensive process. In most areas, we did not have to do this. The pavement surface in the 4101/4103/4105 and 4115/4117/4119 cul-de-sacs and another area near 4113 showed a deteriorating pattern that indicated some substrate structure issues.

Sessions milled the asphalt down to the gravel substrate in that area and brought the underlayment back up to the milling elevation.

Curbs

The original estimate was for replacement of 200 feet of curbing, after closer examination, it was necessary for Sessions to replace an additional 170 feet.

In the end, we had funds available to spend up to \$127,897 on the project. The actual cost was \$98,832 which left us a \$29,065 balance. We received an additional \$7,730 from the homeowners who chose to pave their private drive areas bring the balance to \$36,795. We spent an additional \$1,600 to pave the portion of the entranceway from Hobbs Road to the stone wall. Technically, Metro is responsible for that apron area, but the schedule for paving is not known and we felt it would be better to have the seamless entrance that we have today.

If we had needed to remove all the pavement instead of milling most of it, it would have cost an additional \$30,000. This confirms that the budgeting process for the road fund was right on target.

Due to the increased number of years that we will be contributing to the Road Fund going forward, it was decided by the board to lower the initial Road Fund annual dues to \$225/yr. The board will re-evaluate the budgeting process as before at regular intervals, usually every five years. Adjustments, up or down, will be made in order for us to hit the next twenty year paving milestone. The Road Fund also covers sealing the asphalt every five years to extend the life. Over the twenty years that will be three sealing expenses.

After Dick Murphy gave the report on the Sunrise flower agreement and the Road Fund status, he made a motion to accept the financial reports Louise presented, it was seconded by Linda Woods and accepted by the HOA.

Bill Huggins explained that Metro general services vehicles had damaged some of the pavement in a few areas. Bill contacted Metro and they have turned it over to the claims department.

Sessions evaluated the situation and they believe the hot weather may help the asphalt return to its original position. If not, they have equipment that they will use to reheat the asphalt and level it out.

ANNUAL PICNIC

The annual picnic notice has been delivered.

Thursday, September 26th

6:00pm

The location will be the *Edwards, Huggins, & West* cul-de-sac. The price is \$7.00/person – children 5 years and younger eat free!

Meat, veggies, bread, tea (both kinds) and dessert provided. Feel free to bring your own cocktail of choice and chairs.

RSVP with your payment to Louise Keeling, 4102 Legend Hall, 292-5518 no later than Sunday, September 22nd. Checks should be made to Louise Keeling.

OTHER BUSINESS*Green Hill Development*

Louise Keeling announced that there will be a community meeting regarding the Southern Land Company's proposal to construct a twenty-two story high rise building on Richard Jones Road. The meeting will be held at Calvary United Methodist Church, 3701 Hillsboro Pike at 6:00pm on September 9th.

All business being concluded, a motion was made by Bill to adjourn and seconded by Tom Edwards.

The meeting adjourned at 7:02 PM.

Submitted by:
Tom Edwards, Secretary