

**The Association of Owners of Legend Hall
Annual Homeowners' Meeting Minutes**

Belmont Village
4206 Stammer Place – Nashville, TN
Thursday, August 21, 2014

CALL TO ORDER

President Tom Edwards called the meeting to order at 6:00 p.m. All Board Members were present: Tom Edwards, Dick Murphy, Bill Huggins, Louise Keeling and Linda Woods.

Homeowners present:

June Baker	Malcolm and Virginia Lewis
Linda Burkholder	Carol McCoy
Jim and Carol Bryson	Dick Murphy
Tom Edwards	Jack and Barbara Norman
Kay Hall	Libby Phillips
Bill and Susan Huggins	Felix and Linda Woods
Louise Keeling	

Homeowners By Proxy:

Ritchie and Kelly Pickens
Bob and Barbara Phillips

Homeowners Absent:

Melanie Cail	Roger Page
Charlie and Pattye Brooks	Gracye McKinney
Karen Edwards	Mary Jo Murphy
David and Leigh Ann Floyd	Gerry and Marie Underwood
Ali Gholizadeh	Maryanna West

ADOPTION OF AGENDA

Motion was passed to adopt the Agenda as presented.

APPROVAL OF MINUTES

Motion was passed to accept the minutes, as published, of the 2013 Annual Membership Meeting held on August 29.

PRESIDENT'S REPORT

President Edwards gave a brief report. He stated we are in the process of changing all paperwork over to digital form so all past and future records and documents will be kept on the Legend Hall website when that process is complete. He stated the site now contains legal documents, financial statements and homeowners contact info.

The website address is www.legendhall.org and there is a link to a "Members Only" section. It is a secure site and requires a password. Password is: letmein.

He stated we also have two email mailing lists:
residents@legendhall.org (to be used to communicate with all homeowners in Legend Hall)
LegendHallBoard@legendhall.org (to be used if you have an issue you feel needs to be addressed by the Board). You will then be sent an Incident Form to fill out and submit to the Board.

He announced the new speed limit of 15 mph in Legend Hall and stated this and other information is included in the Legend Hall House Rules. A copy was attached to your Agenda and is also on the website. House Rules attached as *Exhibit 1*.

The date for the annual picnic has been set for Thursday, October 9 at 6:00 p.m. A flyer with details was handed out.

FINANCIAL REPORT

Treasurer Louise Keeling presented the Year End Operating Report showing we ended the year with \$11,356.19 income over expenses. She stated \$3,680.18 of this was a credit from Metro Water. Over the years they had been charging for sewer and services we did not have. She reported the Year End Balance Sheet shows a net worth of \$114,433.38 (\$40,014.28 of this amount is the Road Fund).

Proposed Budget for 2014 & 2015

Treasurer Louise Keeling presented the proposed budget for 2014 and 2015. Proposed budget is attached as *Exhibit 2*.

She stated the budget reflects a \$100.00 decrease, per homeowner, in the assessment lowering the yearly assessment from \$800.00 to \$700.00.

Motion was passed to approve the 2014-2015 Budget as presented.

GROUNDS COMMITTEE REPORT

Chair Bill Huggins reported the Grounds Committee was presented a request from Melanie Cail to approve the plans for an addition to her home at 4121 Legend Hall. This addition is an enclosing of the existing patio area in the rear of the house. The plans were reviewed by the Grounds Committee and the Board and approved. The approval was contingent on her contractor securing a building permit from the

Metropolitan Codes Administration and the matching of the brick on the existing house.

He further reported that after major improvements last year, this year has been quiet. The normal spring plantings and grounds maintenance services have been provided by Sunrise. Rain's has serviced our irrigation system and repaired a few leaky heads.

He stated he has been trying to contact Tom Powers, our tree expert, and see what, if anything needs to be done to the trees in the front of our development. They need to be trimmed and Tom Powers told me earlier that the time to do that would be in the late summer or early fall so we will get them checked soon.

He stated the Board set the speed limit in Legend Hall at 15 mph and approved the installation of a speed limit sign at the entrance. He thanked President Edwards for installing the sign and saving Legend Hall money.

NOMINATING COMMITTEE REPORT

Chair Bill Huggins reported that directors Linda Woods and Dick Murphy's terms have expired and the Board recommends Carol Bryson and Libby Phillips be elected as directors for a three-year term beginning today. He stated they have both agreed to serve if elected.

Motion was passed to elect Carol Bryson and Libby Phillips by acclamation.

There being no unfinished business or new business, meeting adjourned at 6:44 p.m.

President Edwards asked all Board members to stay a few minutes for a brief meeting to elect new officers.

Submitted by:

Linda Woods, Director and Secretary

Legend Hall-House Rules

August, 2014

PRIOR APPROVAL

1. Written approval of the board is required prior to the change, erection, alteration or addition of buildings or land.

This includes, but is not limited to:

- a. Changes affecting the architectural character of a building or structure.
- b. Exterior additions, including Florida rooms, arbors, storage space, fences, screening walls, enclosures, dormers, driveways, landscape walls, and exterior lighting of any kind.

VEHICLES:

- 2. The speed limit within Legend Hall shall be 15 mph.
- 3. Vehicles shall be parked so not to obstruct traffic. Whenever possible, visitors are to park in front of the residence or in the driveway of the residence being visited.
- 4. Recreational vehicles, motorcycles, boats, mopeds, trailers, or commercial vehicles are not to be stored or left for an extended period of time on any property unless concealed from sight of neighboring property or common property, including streets.
- 5. Excessively noisy vehicles such as motorcycles, mopeds, motor scooters, motor bikes shall not be operated within Legend Hall.
- 6. Vehicles of any nature are to be operated within Legend Hall only by licensed operators under laws of Tennessee.

MISCELLANEOUS

- 7. All exterior equipment, including garbage cans and refuse piles shall be enclosed to conceal them from view of neighboring property and common property, including streets. Cordwood shall be neatly stacked.
- 8. Permanent outside clothesline and clothes hanging devices shall not be permitted.
- 9. The Metropolitan Nashville leash law shall be respected within Legend Hall.
- 10. "House for Sale" signs are to be no larger than two feet per side. One sign may be displayed in front of the residence at all times. One additional sign may be placed at the entrance of Legend Hall only on the day of an "open house".
- 11. Garage sales are not permitted without board approval.
- 12. Each homeowner in tenure of their ownership is entitled to have one estate/moving sale. Homeowner must notify the Association president of his intentions, and must inform neighbors two weeks ahead of this intention giving time and date.
- 13. Should any homeowner fail to maintain a neat and orderly appearance with respect to the yard, as determined by the board and homeowner is unresponsive to such notice from the board, a contract for appropriate maintenance is to be arranged to correct the appearance and such expense will be for the account of the homeowner.
- 14. Charitable associations, like Fanny Battle or Big Brothers, may solicit on Association property. Homeowners soliciting on behalf of Heart, Cancer, Arthritis or similar causes, may leave gift request information in mail boxes. Return envelopes are to be mailed directly to the charitable organization involved. Otherwise, solicitations are unacceptable in accordance with our sign at the front entrance.

Association of Owners of Legend Hall
2014-2015 Operating Fund Budget

Exhibit 2

			Operating Fund
Income			
	Association Dues		\$ 15,400.00
	Late Fees		\$ -
	Interest Income		\$ 360.00
			\$ 15,760.00
Expenses			
	Bank Charges		\$ 54.00
	Income Tax		\$ 64.00
	Fees & Permits		\$ 20.00
	Legal		\$ 100.00
	Insurance		\$ 500.00
	Postage, Supplies		\$ 5.00
	Misc. Exp.		\$ 500.00
	Irrigation Repairs		\$ 600.00
	Grounds/Sunrise(flowers)		\$ 7,000.00
	Grounds/Sunrise(grass)		\$ 3,300.00
	Tree Maintenance		\$ 600.00
	Light. Rep. & Maint.		\$ 300.00
	Electricity		\$ 700.00
	Elec. Reimbursement		\$ 162.00
	Water*		\$ -
			\$ 13,905.00
	Net Income		\$ 1,855.00
	Credit from Metro Water		\$ 3,193.98
	Estimated water expense		\$ 600.00
	Remaining credit		\$ 2,593.98

Association of Owners of Legend Hall
2014-2015 Road Fund Budget

Income		
	Annual Assessment	\$ 4,950.00
	Late Fees	\$ -
	Interest Income	\$ 364.00
	Transfer from Savings/Cd	\$ -
	Reimbursement by Homeowners	\$ -
		\$ 5,314.00
Expenses		
	Crutcher & Associates	\$ -
	Sessions	\$ -
	Misc.	\$ -
		\$ -
	Net Income/Loss	\$ 5,314.00