

Minutes of the Homeowners Association of Legend Hall Annual Membership Meeting

Belmont Village  
4206 Stammer Place  
Town Hall Room

Thursday, August 25, 2016 at 6 p.m.

President Libby Peterson called the meeting to order

Vice President Barbara Phillips checked the roll and reported a quorum was present:  
Those homeowners present: Peterson, McKinney, Norman, Phillips, Keeling, Murphy, Edwards, Huggins, Burkholder, Hall, Woods, McCoy/Page, Akers. Those sending proxies: Pickens, Daniels, West, Cail. Those not attending: Lewis, Underwood, Floyd, Brooks, Gholizadeh.

Treasurer Louise Keeling presented the June 2015-16 Year-end Financial Budget (copy attached) which was approved.

Grounds Chair Tom Edwards reported on two issues:

1) the tree in the Underwood/Keeling/Murphy cul de sac will be removed/replaced with a recommendation that the replacement be only shrubs, not a tree. The tree roots might damage asphalt, and trucks continue to hit the tree with the space limitations for turning around.  
2) the stone wall at the front entrance has been settling, causing grout to crack and break from ice and freezing rain. The wall is no longer plumb with separation starting at the front left corner. The board recommended accepting the bid of \$6000. from Grounds Up Builders (GUB). A second bid from USS was also received but not selected. The GUB proposal will involve work that will place piers below ground level and keep the wall upright with a lifetime guaranty. Stones and grout replacement will match the current materials. At present no other portion of the wall appears to need repair, just 24'. The contractor may put in French drain to protect their work.

One homeowner inquired about the feasibility of sealing the pavement for Legend Hall DR. Tom Edwards and Louise Keeling responded that they have both had conversations with companies associated with paving and resealing, and it has been suggested that this would be primarily cosmetic and not a necessary expense.

A brief report was made re: a broken water main a few weeks back on Peterson cul de sac. Metro repaired the water problem and followed up with what appears to be a very satisfactory paving of the entire cul de sac.

Treasurer Louise Keeling inquired as to whether going into the reserves or the operating account would be used for wall repair. Presently the reserve has about \$70,000, independent of checking account. Discussion ensued about the feasibility of an assessment for the \$6000. payment. Given the present status of accounts and reserve, an assessment was not deemed necessary. Therefore, this will be paid from reserves. Some other discussion surrounded the need for assessment if some more expensive repairs are needed in the future, for example in the case of replacement of the irrigation system. However this is not currently an issue.

Barbara Phillips, representing the Nominating Committee recommended these officers for the 2016-17 year: Libby Peterson, President; Tim Akers, Vice President; Barbara Phillips,

Secretary; Louise Keeling, Treasurer; Tom Edwards, Grounds Committee Chair. These were elected by acclamation.

There was no unfinished business.

New business:

- 1) the slow development next to Legend Hall
- 2) the installation of Google Fiber

No action beyond information sharing was pursued on either topic.

Motion to adjourn was made and approved.

Respectfully submitted,  
Carol McCoy, Secretary