

ASSOCIATION OF OWNERS OF LEGEND HALL
ANNUAL MEETING, AUGUST 24, 2017

The Association of Owners of Legend Hall met on Thursday, August 24, 2017, at 6:00 P.M. at Belmont Village Town Hall.

Libby Peterson, President, called the meeting to order and Tim Akers, Vice-President, called the roll. Present were Kay Hall, Marie Underwood, Mary Jo and Dick Murphy, Linda Burkholder, Virginia Lewis, Felix Woods, Charlie Brooks, Beau Daniels, Tim Akers, Libby and Tyler Peterson, Louise Keeling, Tom Edwards, Bill Huggins and Barbara Norman. Proxies submitted were from Kathy Pickens, Ali Gholizadeh, Barbara and Bob Phillips, David and Leigh Ann Floyd, Karen Edwards, Mary Anna West, and Melanie Cail.

Motion was made to dispense with the reading of the minutes from the last meeting and was seconded and carried.

The nominating committee, chaired by Tim Akers, submitted the names of the proposed incoming Board, i.e., Tim Akers, Beau Daniel, Louise Keeling, Barbara Norman and Tom Edwards. Motion was made to approve said Board, seconded and carried. It was suggested that an alternate would be appropriate in case someone could not fulfill their duties and resign.

Louise Keeling, Treasurer, explained the treasurer's report (hand-out attached) and the unusual expenses incurred this past year, especially the repair of a section of the rock wall. A suggestion was made to consider raising the operating fund expenses. Motion was made to accept the report, seconded and carried.

Tom Edwards, Grounds Chair, explained the 2017 Grounds Report (hand-out attached). Motion was made to accept the report, seconded and carried.

President, Libby Peterson, asked that if any problems occur with any resident that they make a formal request to the Board. She also requested that we adhere to the 15 M.P.H. speed limit in the neighborhood and to keep our yards in good order.

The President reported that contact was made with Google Fiber, which didn't accept our requests, so the Board passed on this for the future.

A discussion was had regarding a management company for the neighborhood and was decided against.

The Legend Hall annual picnic was scheduled for Thursday, September 28, 2017.

The problems with the abandoned Haury & Smith development on the east side of Legend Hall was discussed and who we might contact, as an answer to an e-mail to our councilwoman last year was unsatisfactory.

Meeting adjourned.

Respectfully submitted,
Barbara Norman

Table 1

Assoc. of Owners of Legend Hall					
2017-2018 Operating Budget					
			Proposed 2017-2018 Budget		Actual 2016-2017 Budget
Income					
	Association Dues		\$16,100.00		\$15,400.00
	Late Fees		\$48.00		\$0.00
	Interest Income		\$430.00		\$300.00
	IRS Refund		<u>\$0.00</u>		<u>\$65.00</u>
			\$16,578.00		\$15,765.00
Expenses					
	Bank Charges		\$54.00		\$54.00
	Income Tax		\$212.00		\$175.00
	Fees & Permits		\$20.00		\$20.00
	Legal & Tax Prep.		\$250.00		\$150.00
	Insurance		\$506.00		\$506.00
	Postage & Supplies		\$15.00		\$15.00
	Misc. Exp.		\$150.00		\$150.00
	Irrigation Repairs		\$500.00		\$500.00
	Grounds/flowers		\$7,250.00		\$6,100.00
	Grounds/grass		\$3,300.00		\$3,300.00
	Tree Maintenance		\$1,000.00		\$3,340.00
	Light Repair & Maint.		\$4,500.00		\$300.00
	Electricity		\$700.00		\$700.00
	Elec. Reimbursement		\$162.00		\$162.00
	Water*		\$0.00		\$0.00
	Stone Wall		\$1,960.00		<u>\$0.00</u>
			\$20,579.00		\$15,472.00
Net Inc./Loss			-\$4,001.00		
Credit from Metro			\$983.86		\$1,826.00
Water			<u>\$850.00</u>		<u>\$800.00</u>
			\$133.86		\$1,026.99
			\$72,280.72		

2017 Grounds Report

This year was a rebuilding year. We had several unexpected expenses and surprises.

Irrigation

There were the usual irrigation expenses relating to some normal maintenance of sprinkler heads and valves malfunctioning. We also were required to add some additional valve extensions at the backflow location due a change in Metro codes. The extensions allowed easier access to the check valves. In our case, the backflow is located adjacent to the stone wall making access a bit difficult.

Landscaping

An evergreen tree located on the front right entrance behind the stone wall in the common area began to lean toward the Edwards' home at 4101 Legend Hall. The angle changed dramatically in a three week period and it was decided to have it removed before it damaged the Edwards' property.

During the past year, HT Tree, Hal Tuck, our arborist, recommended that we replace the tree in the island of the Underwood, Keeling, and Murphy cul-de-sac. It has some disease issues, but it also takes quite a beating from delivery vehicles since the passages on each side are so narrow. The long term problem is that the root system will eventually damage the surround asphalt due to the type tree and the limited size of the island. The board decided that we would not replace the tree, but fill in with alternative shrubs and plants, yet to be determined. Another evergreen, located behind the Underwood residence in the common area began to lean excessively as well. This tree is leaning parallel to the stone wall and is not a threat to any property owner. We contacted a company to remove both trees. This should happen in the next week or so.

Masonry

A twenty foot section of the stone wall on the left as you enter Legend Hall became unstable and started deteriorating due to ground shifting some and the

fact that our stone wall has no real footer. The construction techniques and building code requirements since our wall was erected have improved and footers are now required. We hired a construction company to place six piers under the existing wall as the most cost effective method to shore up the wall. There was a known risk going into this that the ground may not support the wall after the digging for the piers began. That turned out to be the case. At that point, due to safety concerns for the construction team, we elected to disassemble the wall portion, put in a proper footer, and rebuild the wall at no cost difference than the original quote for the piers. That repair worked well. It was also noted during inspection that no other sections of the wall are showing any issues with the lack of a footer.

We did notice that several areas of the wall have some mortar missing and some additional cracking of some stones has occurred due to moisture seeping into the cracks and then freezing and expanding.

We decided to have the wall mortar repointed and cracks filled along with sealing the wall with a water retardant coating to inhibit the moisture from getting into the porous stone and/or mortar. That process is in progress now.

Electrical

We had several electrical issues that were expensive this year.

We purchased two carriage lamps – one large and one small for the stone wall.

The small one's lamps failed and due the deterioration with rust, it was not possible to disassemble it and repair it. Replacement was the only real option.

The larger lamp was damaged by a BB or pellet gun projectile. There are no options to replace the glass in these fixtures.

Two tree well fixtures were destroyed due to wiring issues explained later in this report. The ballasts on the high pressure sodium lamps were taken out. The parts to replace the ballasts and possibly the transformers on our lamps are more than the cost of a new fixture. All of the above repairs were made by me, so we saved a bit on labor.

Apparently there was lightning strike earlier this summer that did severe damage to the buried electrical cable that feeds all the wall lamps. The result were several short circuits in the wiring. The lightning strike completely melted some sections

of cable and also revealed even more junction boxes that were buried. Buried junction boxes are against electrical codes and have been for well before the development of Legend Hall. I am not sure how that could have happened, considering how many of these have been found since I have been around. Because of the amount of buried breaks, which requires special equipment to detect, we hired an electrical contractor to repair all the circuits that were damaged and remove all the buried junction boxes that were found. All circuits and lamps are in good working order now.

Respectfully submitted,

Tom Edwards
Grounds Chairman