

## **MINUTES OF THE ASSOCIATION OF OWNERS OF LEGEND HALL**

ANNUAL MEETING, AUGUST 29, 2018

The Association of Owners of Legend Hall met on Wednesday, August 29, 2018, at 6:00 P.M. at Belmont Village Town Hall.

Tim Akers, President, called the meeting to order. Present were members of the Board, Tim Akers, President, Beau Daniel, Vice-President, Louise Keeling, Treasurer, Tom Edwards, Grounds Chairman, and Barbara Norman, Secretary. Residents attending were Kay Hall, Grayce McKinney, Dick Murphy, Virginia Lewis, Linda Burkholder, Tyler and Libby Peterson, Marie Underwood, Bill Huggins, and Linda and Felix Woods.

Sgt. Steve Linn with the Metropolitan Police Department was introduced and explained the dangers and violent crime we are experiencing in our city. His suggestions were to be aware of our surroundings and don't be distracted by cell phone use. If suspecting you are being followed, try taking different streets, and if still uneasy, call police at 615-862-8600. He adamantly stressed calling the police if something doesn't look right. For the neighborhood, he suggested trimming back tall shrubbery and lighting up the neighborhood as brightly as possible. Sgt. Linn then passed around a sign-up sheet for a sight survey. This would entail officers coming to our homes and checking safety features in place inside and outside the home..

Angie Henderson, our councilwoman, was present and said she is working on the traffic problem at Julia Green School as well as the condition of the street in front of the Haury & Smith construction site. She gave her phone number, 615-260-5530 and web site, [angie henderson.gov](http://angiehenderson.gov) if there are other concerns.

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

Louise Keeling, Treasurer, gave the June 2017/18 year-end financial report and the 2018/19 proposed budget. Motion was made to accept the reports, seconded and carried.

Tom Edwards, Grounds Chair, reported the major expense was that lighting was lost on the left side as you come into Legend Hall, apparently struck by lightning. The electrical system will probably have to be replaced 10 or 15 years ahead, and we may want to start a fund similar to the road fund to cover that expense when it happens. Regarding landscaping, Tom will get with the landscapers to address issues of slacking off on what we are paying for. He also asked that if any repairs or changes are to be made to the outside or in front of our homes that we first present it to the Board for approval.

President Akers addressed the issue of the sewer repair in front of Kay Hall's home. He explained that Metro only takes care of their sewer main. A real estate attorney was hired and

paid \$2,700.00 to research and help us determine that the HOA owns our sewer main but each homeowner owns, and is responsible for, their sewer line from their house to where it meets the

sewer main under the street. It was suggested that each homeowner investigate insurance to cover possible future repair costs from their homes to the tap where their sewer line actually connects with the main. Since this may include digging up the street, and repairs can be very expensive for the homeowner. Now that we are aware that the HOA owns the sewer main, we are covered by insurance for that, which explains the jump in our insurance premium. The water main is Metro's responsibility. The water and sewer lines are not treated as the same, so the water line is not ours.

Kay Hall spoke about her sewerage problem in February.

Beau Daniel reported the Board's meeting with Matt Smith of Haury & Smith on August 22, 2018. Mr. Smith reported there will be eleven houses built, beginning when the internal road is paved. The first house to be built will face Hobbs Road. The smallest square footage will be approximately 3000 square feet and the largest 4500 to 5000 square feet. Prices will range from \$750,000.00. His estimate is 9 to 10 months to complete, depending on sales. The landscape buffer between Legend Hall and their property will be trees and shrubs 10 feet high.

Louise Keeling received a thank you note for the memorial the Association made honoring Maryanna West from her daughter which will be emailed to the residents.

There was no new business.

Motion was made to approve the re-election of the present Board, was seconded and carried.

The meeting was adjourned.

Respectfully submitted,

Barbara Norman, Secretary