

**THE ASSOCIATION OF OWNERS OF LEGEND HALL  
ANNUAL HOMEOWNER'S MEETING**

Zoom Videoconference  
Tuesday, March 2, 2021

---

**MINUTES**

---

The meeting was called to order by President Tim Akers at 6:00 p.m.

All board members were present:

Tim Akers, President  
Beau Daniel, Vice President  
Louise Keeling, Treasurer  
Jake Nemer, Secretary  
Tom Edwards, Grounds Committee Chair

The following homeowners were present:

Susan Akers	Bradley Hickman	Jenn Andrews
Tim Akers	Louise Keeling	Christian DeStefanis
Beau Daniel	Linda Woods	Tom Edwards
Bill Huggins	Felix Woods	Richie Pickens
Susan Huggins	Gary Manning	Chris Champion
Hunter Mobley	Suzanne Manning	Richard Murphy
Libby Peterson	Tyler Peterson	Jake Nemer
John Morehead	Angela Morehead	
Grayce McKinney	Linda Burkholder	

By proxy:

David and Leigh Ann Floyd - Louise Keeling, proxy.  
Marie Underwood - Louise Keeling, proxy.  
Mary Jo Murphy - Richard Murphy, proxy.

Cyrus Toosi from Metro Water presented to the association and answered questions about the upcoming watermain project.

The agenda was adopted as read.

Tim made a motion to approve the minutes of the 2019 Annual Homeowner's Meeting. The motion was seconded and approved by the association.

Louise gave the financial report, including the 2020 Treasurer's Report, the 2020 Road Fund Treasurer's Report, the 2020 Balance Sheet, and the 2021 Operating Budget. Tim made a motion to approve the proposed 2021 budget. The motion was seconded and approved by the association.

Tom gave the grounds report from a prepared statement, which is set forth verbatim as follows:

*Generally a fairly uneventful year. We had some regular type expenses and one unexpected horticultural expense.*

*We removed a dead tree from the common area on the left as you enter Legend Hall. It was leaning toward the power lines that run through that area. We tried to get the Nashville Electric Service to come out and possibly remove it at no charge since it appeared to be within the distance to the powerlines they would normally protect. After several calls, they did not show up. We elected to remove it at our expense to avoid someone getting hurt and/or loss of power. That was at a cost of \$600.*

*The electrical circuits that power the tree well and carriage lamps on the left side entrance failed. This was due to the trenching by the AT&T contractor when fiber was installed underground.*

*As most of you are aware, last year our plan was to replace the wall power circuits and replace the lamp fixtures throughout Legend Hall due to degradation of the fixtures.*

*To that end, I had Amprite Electric Services return for an updated quote, the original was nine months old. At that time the fiber installation was just starting, so we elected to wait until they were finished. Unfortunately, Amprite has changed ownership, most of the electricians we have worked with in the past are no longer there. I never received a revised quote despite numerous inquiries.*

*We will need to start from scratch with a new company. I will be getting a few bids after I get the first quote completed so the subsequent quotes are for the same services.*

*I will try and get that process going in the next few weeks. If you have an electrical contractor that you have personal experience with, I am open for suggestions. For now I will probably start with Volunteer Electric, or Lee Company, which I do have experience with. The previous quote from Amprite was \$16,221.00.*

*We have the funds for this expense. I am expecting the revised quotes to be in this range.*

*The other major event scheduled for 2021 is water main replacement. Metro Public Works will be replacing the water lines in Legend Hall from Hobbs all the way to the meter at each home. We are working with Cyrus Toosi at Metro Public Works on this project. This will not be an expense that Legend Hall will need to bear. We should expect some disruption in Legend Hall, a necessary by-product of replacing aged and unreliable plumbing. We will send out more details on the process as we get closer to the start date.*

Beau presented the proposed slate of new board members as follows:

Beau Daniel, President  
Jake Nemer, Vice President  
Louise Keeling, Treasurer  
Jenn Andrews, Secretary  
Tom Edwards, Grounds Committee Chair

Beau made a motion to approve the propose slate of new board members. The motion was seconded and approved by the association.

Tim called for new business, of which there was none.

Tim adjourned the meeting at 7:05 p.m.

**Prepared and submitted by:**

Jake Nemer, Secretary

Table 1

Legend Hall 2021 Operating Budget					
			2021 Budget		2020 Actual
<b>Income</b>					
	Assoc. Dues		\$ 20,900.00		\$ 21,600.00
	Late Fees		\$ -		\$ 131.00
	Interest Income		\$ 20.00		\$ 176.30
	Reim. from Road Fund.		\$ 65.05		\$ -
			<b>\$ 20,985.05</b>		<b>\$ 21,907.30</b>
<b>Expenses</b>					
	Bank Charges		\$ 54.00		\$ 54.00
	Income Tax		\$ 300.00		\$ 807.55
	Fees & Permits		\$ 20.00		\$ 20.00
	Legal Tax Prep.		\$ 250.00		\$ 250.00
	Insurance		\$ 892.00		\$ 891.00
	Postage & Supplies		\$ 15.00		\$ -
	Misc. Exp.		\$ 150.00		\$ 696.80
	Irrigation Maint/Repairs		\$ 550.00		\$ 539.40
	Grounds: flowers/maint.		\$ 6,000.00		\$ 4,512.85
	Grounds: grass		\$ 5,650.00		\$ 5,250.00
	Tree Maintenance		\$ 1,000.00		\$ 1,970.00
	Light Repair & Maint.		\$ 200.00		\$ -
	Electricity		\$ 700.00		\$ 667.45
	Elec. Reimbursement		\$ 240.00		\$ 233.33
	Wall Repair		\$ 1,000.00		\$ -
	Water		\$ 2,300.00		\$ 1,192.91
			<b>\$ 19,321.00</b>		<b>\$ 17,085.29</b>
	Profit/Loss		<b>\$ 1,664.05</b>		<b>\$ 4,822.01</b>

Updating the electrical wiring for the lamps will cost approximately \$16,000. This will be paid for from the Oper. MMA account (Current balance \$52,649.82)

# **Metro Water Department Presentation**

Assistant Director / Chief Engineer at Metro Water Services

Owners of Legend Hall Annual Meeting

3/2/2021

1. We will mainly be working in the road and right of way.
2. The old water line will stay in service as the new line is placed in sections to minimize water disruptions.
3. The new line will be laid pretty much as one of the pdf maps provided however some changes may occur due to conflicts and as approved by the Inspection team.
4. Any parking on the street will be coordinated when the trench is being dug up in that specific area by our Inspection team.
5. When crossing in front of a driveway we will coordinate closely to see when residents need to go in and out and if any conflicts, trenches will be steel plated to allow ingress / egress.
6. Water trenches are not super deep. It is typical about 3 -4 feet deep.
7. We will connect residents to the new water main with their existing service line unless their service line (meter to main) is not copper or approved equal.
8. During connection we will knock on the door or leave notices prior to the connection to alert /coordinate. Water outage during that connection period should be around 4-6 hours. This should be the only time of service interruptions barring any unusual circumstances.
9. We will not replace the water service lines to the homes. Residents own the service line from the meter to the house.
10. Plates may remain over trenches for a few days as the contractor backfills and some of the backfill material sets.
11. Contractor will move sequentially through the subdivision trying to not disturb too much of an area at a time.
12. Some meter boxes may be changed out with the process, particularly if they are made out of brick.
13. As the dug up trench is brought up flush to pavement, temporary binder will be installed as asphalt for the width of the trench.. Note this is only a temporary surface to allow any settlement to occur prior to final milling and paving.
14. The street will be milled and paved several weeks (or maybe longer) after the construction is completed. It is important to give enough time for the backfill material in the trench to settle so that there will not be depressions in the road after final pavement.
15. Anything we disturb in the road and /or right of way will be brought back as close as possible to its pre-existing condition as long as it does not interfere with future maintenance of the infrastructure.
16. We will either have a Metro Water Services inspector or an engineering consultant of ours inspecting the work. We will have a Metro Water Service project manager (Justin Pendley) overseeing them.
17. We will send out letters to all residents a few days or week prior to commencing the work.