

THE ASSOCIATION OF OWNERS OF LEGEND HALL

ANNUAL HOMEOWNER'S MEETING

Calvary United Methodist Church
3701 Hillsboro Pike
Fellowship Hall
Tuesday, April 19, 2022

MINUTES

The meeting was called to order by President Beau Daniel at 6:00 p.m.

Board Members Present:

Beau Daniel, President

Louise Keeling, Treasurer

Jennifer Andrews, Secretary

Tom Edwards, Grounds Committee Chair

The following homeowners were present: Bradley Hickman, Hunter Mobley, Tim Akers, Katherine Akers, Jennifer Andrews, Christian DeStefanis, Louise Keeling, Beau Daniel, Linda Woods, Felix Woods, Tom Edwards, Bill Huggins, Susan Huggins, Richie Pickens, Mary Clare Champion, Libby Peterson, Tyler Peterson and Linda Burkholder.

By proxy: Grayce McKinney, David and Leigh Ann Floyd and Marie Underwood.

The agenda was adopted as read.

David Corman, West Precinct Commander, and Sgt. Matthew Valiquette, West Community Coordinator spoke about general crime and safety issues in the neighborhood. There has been an uptick in property crimes in Nashville but not in our general area. Primary crimes are car break- ins and shoplifting. Violent crimes are down. Most crimes involve groups of teens looking for opportunities- key fobs left in cars, unlocked doors, etc. These go up in times when schools are out. They warned to be especially careful with guns in cars- and recommended always locking them if necessary to keep in a car. Mailbox theft continues to be an issue everywhere and recommends emptying your mailbox daily.

They encouraged us to support the LPR technology and confirmed there is no face recognition in the software, only storage of license plates. Currently there is a shortage of officers due to pandemic related issues (shortage of cars) and a general retention issue. There are approximately 7 officers in 108 square miles in our area.

If desired, crime prevention officers will come to your house and do a site survey for safety including lighting, latches, etc.

The precinct holds an open meeting every second Tuesday of the month, which we are welcome to attend. They also circulate a weekly newsletter (which Tom sends to residents).

Beau made a motion to approve the minutes of the 2021 Annual Homeowner's Meeting. The motion was seconded and approved by the association.

Louise gave the financial report, including the 2021 Treasurer's Report, the 2021 Balance Sheet, and the 2021 Operating Budget. Louise clarified that the \$10,000 is not true income, it was transferred from the money market account for the electrical update and wall cleaning/sealing. Louise explained that Sunrise is no longer broken into two categories, now we only have one line for ground maintenance. Balance sheet is \$61,474 as of Dec 31, 2021, and we have \$77,000 in the annuity giving us overall assets of \$138,568. Income on the annuity was \$2,064 last year. This is quite remarkable as

many associations do not have any money in the bank. We were anticipating having to repave within the next 10 years, but metro took care of that for us while replacing the water main. Personal driveways are our own responsibility.

As for the 2022 proposed budget, we are predicting a positive outcome to the year. We did not have to pay taxes this year as we had so many expenses it reduced our tax obligation. Insurance only went up \$6. The rest of figures are based on history. We do not forecast increasing any assessments.

Beau made a motion to approve the proposed 2022 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:

Water Main

As all of you are aware, Metro replaced the water main throughout Legend Hall. For the most part this seemed to go very well with minimal interruptions to the residents. A large benefit is that with the resurfacing of all streets this extended the predicted life of the asphalt another twenty years.

We performed some much-needed maintenance to Legend Hall this past year.

Stone Wall

Over the years water intrusion had deteriorated some areas of the stone wall. There were areas where the mortar had cracked and chipped away as well as the cap developing cracks that contributed to the water intrusion.

We hired a company to repair the major mortar joint issues, recap the top of the wall, pressure wash and seal the wall. This should extend the life of the wall considerably. We will be resealing the wall every two to three years to protect our investment.

This wall repair and restoration portion cost \$3,526. The pressure washing and sealing was another \$900.

Electrical and Lighting Fixtures

The carriage lamp fixtures have also been deteriorating over time, which is to be expected. The internal parts had rusted to the point of the fixture being dangerous to clean, maintain, or even to replace failed lamps.

In addition, the underground power lines had splices that do not meet electrical codes. The cabling has cost us several thousand dollars over the years to repair breaks and/or these splices.

The service panel located on the utility pole in the common area behind the wall on the left as you come in, had also come to end of service. These are the circuit breakers that control the wall lights and the irrigation system. The photocell for controlling the lights are also located here.

We decided to replace the main feeder power cables to all the fixtures on both walls, the service panel, and all carriage fixtures throughout Legend Hall. The new fixtures are fitted with the latest LED technology which are brighter and more efficient than the previous type LEDs we were using.

The cost of the electrical project was \$12,361. If you recall, one of our quotes I mentioned last year was \$16,000.

Entry Sign

We replaced the entry sign stating the speed limit and our no solicitation policy. The previous sign had lost most of its' reflective properties and faded considerably from the direct sunlight it receives. The cost of the replacement sign was \$70.79.

The Future

While working on the replacement service panel it was noticed that the utility pole it is mounted on has started leaning. It is at about 6 degrees off plumb now. This will only get worse. Unfortunately, this utility pole is not NES property, it is owned by Legend Hall. For sake of safety and associated liabilities, we will be replacing the utility pole this year. This will

involve the contractor to remove the service panel, irrigation control and NES meter, replace the pole and reinstall all the removed equipment.

We already have a project underway for this. The cost of this project is \$2,842.

As far as we know, there are no other additional grounds expenses for the remainder of the year.

Beau called for new business, which was as follows:

Linda Burkholder is having issues with water drainage post metro paving and has put out sandbags. Asphalt is visibly wavy. It should be a metro problem to fix. Will reengage metro to come out and look at it.

Libby Peterson mentioned that NES poles near her house are leaning dangerously. Libby to get tag numbers and send to Beau and Tom. Hunter and Bradley also have a pole issue that we will get checked.

Beau mentioned he is exploring hiring a company to handle our holiday lights. He will get back when he has more information. He also mentioned exploring the idea of hiring a company to scan all the HOA documents from years past. The homeowners also expressed an interest in having another BBQ this year. Details to follow.

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

Linda Woods, Vice President

Katherine Akers, Treasurer

Bradley Hickman, Grounds Committee Chair

Louise and Tom will stay on as consultants/liaisons as the transition happens. Beau made a motion to approve the proposed slate of new board members. The motion was seconded and approved by the association.

Beau adjourned the meeting at 7:02 p.m.

Prepared and submitted by: Jennifer Andrews, Secretary