

THE ASSOCIATION OF OWNERS OF LEGEND HALL

ANNUAL HOMEOWNER'S MEETING

Calvary United Methodist Church
3701 Hillsboro Pike
Fellowship Hall
Monday, April 3, 2023

MINUTES

The meeting was called to order by President Beau Daniel at 6:05 p.m.

Board Members Present:

Beau Daniel, President

Linda Woods, Vice President

Louise Keeling, Treasurer

Jennifer Andrews, Secretary

Bradley Hickman, Grounds Committee Chair

The following homeowners were present: Bradley Hickman, Hunter Mobley, Tim Akers, Jennifer Andrews, Christian DeStefanis, Louise Keeling, Beau Daniel, Linda Woods, Felix Woods, Karen Edwards, Tom Edwards, Charlie Brooks, Pattye Brooks, Bill Huggins, Susan Huggins, Angie Morehead, Ritchie Pickens, Kelly Pickens, Libby Peterson, Joel Schlichtemier and Linda Burkholder.

By proxy: Grayce McKinney, Katherine Akers, Gary Manning and Barbara Phillips.

The agenda was adopted as read.

Beau welcomed our new neighbors, Joel and Taylor Schlichtemier.

Beau made a motion to approve the minutes of the 2022 Annual Homeowner's Meeting. The motion was seconded and approved by the association.

Louise gave the financial report, including the 2022 Treasurer's Report, the 2022 Balance Sheet, and the 2023 Operating Budget. Louise mentioned that Sunrise has raised their prices and may raise them again depending on gas prices. She also mentioned the additional cost for holiday lights.

The road fund budget has no changes and no anticipated expenses for 2023.

Beau made a motion to approve the proposed 2023 budget. The motion was seconded and approved by the association.

Bradley gave the grounds report, which was as follows:

Discussed current replacement of plantings due to winter weather and maintenance savings.

Recap of road paving project and some ongoing drainage issues at Linda Burkholder's house that will be repaired and paid by Metro.

Light posts in the island near The Brooks and DeStefanis homes to be assessed by another electrician to check why they are not working and evaluate next steps.

Beau called for new business, which was as follows:

From a prepared statement by Bradley Hickman, which is set forth verbatim as follows:

With the growth of Nashville and our Green Hills community there comes both good and bad. As we all know there have been several events in our neighborhood and neighboring communities that have led us to have the conversation of making Legend Hall a gated community. - Recent Legend Hall car break ins - The Esteswood attempted abduction and shooting - Late night vehicles loitering in the Legend Hall cul de sacs - And most recently the tragic Covenant mass shooting.

We feel that gates would not only add safety and security but would also add to the overall appeal and property values of the homes within our community. A gated neighborhood in New York Times studies have shown to bring a higher value on the market than a comparable home not in a gated community. It also adds to the added safety of our beloved children and pets playing in our neighborhood from excess vehicles using our community as a turnaround or drive through.

We had three companies visit the site and quote the project. The company that we feel would best serve us via price and craftsmanship is pro-line fence. The scope of work would be as follows: - 15' double black arched aluminum gates 5'6" tall at entrance and exit connected by 5' tall black aluminum fence connector in median. - 3' pedestrian gate between stone pillar and gate post for access in and out of community by homeowners via gate code - Installation of gates, fence and all necessary electrical - Call box at entrance with audio video of person at the gate viewed via app and control of gate via cell phone.

Costs \$26,000 Gates, posts, fence, electrical, labor + 4300 cellgate call box + 800 additional fencing and pedestrian gate _____ TOTAL \$31,100 \$5,000 *Optional (2 cameras monitoring entrance and exit) _____ TOTAL \$36,100 Additional Costs: \$40/month cellular charges (\$480.00/year HOA cost) \$25.00 per remote (Homeowner Cost)

Landscaping:

As you know Nashville landscaping was hit hard by the winter storms and has lost many of its plants. I know many of us in Legend Hall are currently replacing plants and bushes that were lost. The HOA strives to keep Legend Hall looking its best, so we have quickly tried to work on the areas that were in obvious need of repair due to loss of plants, overgrown ground cover and maintenance issues. I'm sure you've seen the ongoing work on several of the community islands and we are grateful to Michael Green and the job he is doing to help us with these projects. - In the front Island we have addressed some shrubbery that was hit by the winter storms and replaced with sod. - We've replaced a tree that was lost last year in the island next to Louise and Katherine Aker's house and replaced the overgrown ground

cover. - The rear island in the neighborhood does not have operable irrigation and therefore requires a low maintenance planting that does not require regular irrigation. The groundcover in that area had become sparse and unpleasant looking so we are replacing with a low maintenance decorative grass - Lastly, the front entry and circular island that in the past has had perennial flowers have been replaced with sod and evergreen boxwoods that will require less maintenance and save us approximately \$2500/year in maintenance of those two areas.

We do have some additional work that we would like to present to you for approval and that includes that following:

1st - Our Front entrance has lost its boxwoods due to the winter weather and the evergreens are struggling on one side as well. We would like to present a plan to replace those bushes with new ones. This project would include removal of existing plants, soil treatment, irrigation repair and installation of clusters of 3 boxwoods at each stone column allowing visual of the LEGEND HALL SIGNS and two rows of smaller boxwoods lining the curved stone wall. We have quoted this project at a cost of \$11,500.

2nd - Our tree wells along our stone wall at Hobbs are in need of a refresh. Those areas are either sparsely planted with hostas, absent of any plantings and most tend to be overgrown by weeds once we enter summer. To continue to look their best and present the front of the neighborhood well we would like to coordinate the project of the tree wells with the front entrance. This project would include removal of existing plantings, soil treatment and irrigation repair. The new landscape would include the planting of low growing evergreen plum yews beneath the existing cherry tree. The yews would provide a year-round shrub and fill the wells to help decrease annual maintenance and mulching. We have quoted this project at a cost of \$2,500.

Front Entrance project: \$14,000 Landscape and Gate Project Totals: \$45,100 Landscape, Gate and Cameras: \$50,100- END

The addition of the Legend Hall gate was unanimously approved. As to further upgrades to the landscaping, the HOA concluded they will get a few more quotes and circle back after. Louise will research the cost/availability of insurance in case the gate is damaged. Bradley will check to see how long the gate "cloud" will hold information. Karen Edwards proposed adding signage to the gate to help identify the neighborhood.

Beau proposed fencing in the common area and adding a bench(es) for seating. This will not be at the cost of the HOA and will instead be paid for by donation from the homeowners who care to participate.

Proposal for common area upgrades was approved.

May 21st @ 5:30 will be the next Legend Hall picnic. This year it will be in the cul de sac of Bradley and Hunter.

Beau adjourned the meeting at 6:55 p.m.

Prepared and submitted by: Jennifer Andrews, Secretary