

THE ASSOCIATION OF OWNERS OF LEGEND HALL

ANNUAL HOMEOWNER'S MEETING

Calvary United Methodist Church  
3701 Hillsboro Pike  
Fellowship Hall  
Monday, April 8, 2024

**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, Katherine Akers, Susan Akers, Jennifer Andrews, Christian DeStefanis, Louise Keeling, Beau Daniel, Linda Woods, Felix Woods, Karen Edwards, Tom Edwards, Bill Huggins, Susan Huggins, Ritchie Pickens, Kelly Pickens, Libby Peterson, Tyler Peterson, Joel Schlichtemier and Linda Burkholder.

**By proxy:** The Nemers, Mannings and Champions.

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The agenda was adopted as read.

**CRIME UPDATE:**

Office Lee Kendall of the West Precinct gave an update. Currently there are 81 officers in the precinct which will hopefully increase once the next class of officers' graduates. Kendall shared that the Metro Nashville Data Dashboard, District 34, is the best way to stay updated on crimes in the area.

He mentioned that between the hours of 9 pm and 3:30 am is when most crimes are committed. Metro currently has Operation 72 in effect to fight car thefts. Neighborhood concerns about the speeding down Hobbs was discussed and we are going to find out more about a traffic study via Libby Peterson.

Beau made a motion to approve the minutes of the 2023 Annual Homeowner's Meeting. The motion was seconded and approved by the association.

## **FINANCIAL REPORT:**

Louise gave the financial report, including the 2023 Treasurer's Report, the 2023 Balance Sheet, and the 2024 Operating Budget. Louise mentioned we do not owe any income tax for 2023, and the cost to prepare was \$200. Although our funds are lower than they have been in the past due to the addition of the gate, Legend Hall is still in a positive financial state.

Beau made a motion to approve the proposed 2024 budget. The motion was seconded and approved by the association.

## **GROUNDS REPORT:**

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

\*Major Expenses and Improvements since our 2023 Meeting:

### 1. Gate Installation

a. Proposed Amount \$36,100

b. Year To Date Expenditures \$37,427.03 (Approx 1,300 in additional costs for tech support, adjustments).

### 2. Landscaping Improvements

a. Proposed Amount \$14,000

b. Year to Date Expenditures \$23,216.00

As you can imagine, as the work on the landscape progressed, we found the need to replace and repair our existing irrigation system as well as make repairs to the irrigation piping and electrical due to some damage from the gate installation. We have a system that is not new so annually is going to require some maintenance and repairs. Since Michael Green was onsite during that time, we had him do the modifications for us. I think both the gate and the landscaping have made a huge improvement to the neighborhood both visually and for added security. I think our property values have all benefited.

3. Some additional improvements that were made thanks to the generosity of all of you who donated funds include:

a. The Legend Hall Park Fencing

b. We were able to add the brick sidewalk at the pedestrian gate that I think looks great and serves a useful and necessary purpose. Thank you all for donating to that as well. As we try to keep the budget numbers as minimal as possible the ability to count on our neighbors for donations for additional community improvements is not taken likely and so much appreciated.

**\* PENDING ITEMS\*:**

1. The lamp posts in the center of the neighborhood are still not working. We believe this could be a result of the water line work that was completed last year. With the other projects this has fallen on the back burner, but I intend to have an electrician check those so we can get those working again.

2. Common Area Maintenance:

a. We currently have Sunrise doing our landscape maintenance for the common areas as well as many of you use them for your own lawns and landscaping. We have been able to negotiate a lower monthly fee with Sunrise due to the landscape improvements we have made. They have lowered our monthly costs by about \$150.00. Which is great. However, Milosi, who has our irrigation contract, has a landscape division. They have recently taken over the landscaping account for Abbotsford from Sunrise. We are having them quote both our common space landscaping as well as individual yards so we can compare it to sunrise. We will keep you posted as we learn more. This does not mean you would have to stop using Sunrise if we moved accounts to Milosi, it would just give us other options if pricing is comparable.

May 5th @ 5:30 will be the next Legend Hall picnic. This year it will be in the cul de sac of Bradley and Hunter and be a Mexican Fiesta in honor of Cinco de Mayo. More details to come.

Beau announced that Louise Keeling will resign as Treasurer, effective immediately, and Joel Schlichtemier will be her immediate replacement.

Linda Woods will resign as VP, effective immediately, and Jennifer Andrews will be her immediate replacement.

Angie Morehead will serve as the new Secretary, effective immediately.

The changes to the board were approved by the association.

Beau adjourned the meeting at 7:10 p.m.

Prepared and submitted by: Jennifer Andrews, Secretary