

July 23, 2016

Pinehaven Homeowners Association, Inc. – Annual Meeting

Council Meeting Minutes - Closed session called to Order at 9:11am

Present: Gene Hartman, Tony Miller, Bubba Boswell, Cathy Vincent, Janie Sheppard, John Dounoucos, Brent Rabe, Lynn Ross

Gene Hartman asked the council if everyone had read the minutes from the meeting on June 18, 2016. A motion was made by Janie Sheppard to accept the minutes. Cathy Vincent seconded, and the motion was approved.

The new council secretary, Lynn Ross, was introduced to the council.

Treasurer's report – Tony Miller read the Treasurer's Report. He reported a balance of \$27,173.00, with detail.

Report submitted (attached)

At this time the subject of a piece of property owned by the association was discussed. Tony Miller reported property has a tax value of approximately \$8,000. Council members discussed possible uses for the property, such as a parking area for boat trailers. After more discussion John Dounoucos made a motion to put up the property for sale and Tony Miller seconded. The motion was passed.

It was reported that an Energy United light is burned out at Beach 2. Tony Miller reported that Energy United would not change the bulb without complete contact information for the council, its by-laws and tax identification number. Tony will send Energy United the information.

Old Business

Gravel road - Gene Hartman updated the council about the gravel on Hickory Road. He received an estimate from Trey Shroud of County Line Landscaping, for \$1,200 to remove brush, and clear out the ditch line to the crown of the road. He said there may be an issue of running into phone lines and new sewer lines. Handy Sanitary and Energy United will need to be contacted before proceeding. John Dounoucos suggested paving the bottom portion of the gravel road as a more permanent fix, but Gene said he had previously gotten estimates for that work and that it was prohibitively high. Gene said that he would talk to Trey further and get more details about his quote.

Tractor/Mowing – There was discussion about purchasing a new tractor versus hiring contracting with someone to mow the sides of the roads. Gene will obtain an estimate from Trey to mow about every five weeks during the growing season. Sam Harkey has also expressed interest in a long term arrangement with the association to provide those services. Gene will follow up with him.

Culvert – A homeowner filled in a ditch to allow access for his boat on his property. Homeowner must bear the responsibility and cost for clearing that ditch.

New Business

Dead tree – A portion of a dead tree at Beach 2 fell on a house. The Association's insurance will cover \$2,098 to replace the roof on that house. The homeowner's insurance will cover the balance of about \$1,000 (homeowner's insurance estimated damage at about \$3,000). The approximately 20 foot trunk that remains will be removed by a tree service hired by the council.

Stickers – Tony Miller reported that of about 1000 lots, 200 have paid for their stickers (which covers about 400 lots, since there are owners of multiple properties). About \$2,000 more has been collected over last year, so the consensus is the stickers are a success since more are participating.

Tony suggested paper hanging tags in the future in place of stickers, as the cost is much lower.

Vandalism – Four wheelers are reported to be in the neighborhoods tearing up property. And, a girl was caught spray painting a wall. Tony Miller reported he spoke to some of the drivers of the four wheelers and the grandfather of the girl spray painting the wall.

New Council Member – Bubba Boswell resigned from the council. Teresa Miller agreed to take Bubba's spot. Cathy Vincent made a motion to accept Teresa on the council, and Janie Sheppard seconded. The motion was passed. Gene Hartman thanked Bubba for his long service on the council.

At this time Tony Miller made a motion to end the closed session in preparation for the annual meeting. Cathy Vincent seconded, and the motion passed.

ANNUAL MEETING

The Annual Meeting was called to order by Gene Hartman at 10am.

There was recognition of one new resident in Pinehaven Village, and then the council introduced themselves. It was noted that two members of the council were not present.

The secretary, Lynn Ross, read the minutes from the 2015 Annual Meeting.

Tony Miller presented the Treasurer's Report. (attached)

Roads – Gene Hartman reported the DOT had patched holes in Pinehaven's roads and that it was on DOT's agenda to resurface roads between June 2015 and June 2017. Gene asked residents if they knew of any roads that need resurfacing. There was no response.

Gene also reported that gravel roads had been re-graveled. He asked residents to let him know of any roads that need gravel.

Tractor/Mowing – Gene reported that because of mechanical problems the council had sold the Association's tractor for \$1,850. He said the council would either contract with someone to take over the mowing or it will purchase another tractor. Tony Miller explained the terms of such a purchase.

Handy Sanitary – Gene Hartman said he had not attended the last meeting held by Handy Sanitary in regards to the sewer project. Arlen Sechrist, who attended that meeting, gave a synopsis of the Handy Sanitary meeting.

Adopt-A-Street – Meeting attendee Arlen Sechrist thanked Tony & Teresa Miller for all the work they do to keep the Pinehaven entrance looking beautiful and then suggested an Adopt-A-Street program for Pinehaven Village. The council agreed this is a good idea. John Dounoucos suggested Brent Rabe post the idea of the project on the Association's website to solicit volunteers. Gene said he would be happy to haul the collected trash.

Cameras – Tony Miller explained security cameras will be installed near the entrance to Pinehaven and at Beach 1. The council acknowledged Don & Teresa Thompson's offer to use their fiber optic system, which the system needs to operate.

At this time, a deputy from Montgomery County, Jon Caleb Garner, arrived to respond to attendees questions.

John Dounoucos asked how often patrol cars come through Pinehaven. The Millers reported their security camera sees patrol cars through the night. Deputy Garner couldn't give exact answers but was pleased to hear patrol cars are seen.

Arlen Sechrist asked about the possibility of a satellite police station in the area since 51% of the tax base is in the lake area. Deputy Garner knew of no such plan.

Gene Hartman asked if the Montgomery and Davidson departments work together, and the deputy reported they do, if only informally. He referenced the rash of break-ins in 2015, which involved both counties.

A question was raised about off-duty hiring of detectives and Deputy Garner explained how that works and that officers can be in uniform and in a squad car, even if working off-duty.

A question was asked about what can be done about illegal use of four-wheelers and golf carts. The deputy explained that multiple citations may be given in both cases. And, in the case of juveniles, parents may be cited.

The deputy thanked the council for the opportunity to be there and departed.

A question was asked the council about what can be done with abandoned mobile homes. Gene Hartman said that three council members had met with county commissioners about this and that all they can do is send letters to the owners that state they must remove the trailer or pay a fine.

A question was asked about properties that no one is paying taxes on. Discussion ensued that the county doesn't know who the owners are and often the taxes are so low they don't think it's worth pursuing.

With no further questions from members of the audience Tony Miller made a motion to adjourn the meeting, which was seconded by Cathy Vincent. The meeting adjourned at 11:05am.

Respectfully submitted by Lynn Ross, Secretary.

The next meeting of the Pinehaven Village Association Council will be August 20, 2016 at 10am at the Badin Lake Fire Department.