

Redwing Annual Homeowners Meeting

Feb 14, 2015

1. Introduction of Board Members:
 - a. Chris Wall – President
 - b. Scott Miller – Vice President
 - c. Dan Thompson – Vice President
 - d. Susan Brown – Treasurer
 - e. Katie Sledge – Secretary
2. Prior Projects/Amenities
 - a. Pool: Structure was painted, new roof/gutter, gutter guards, new landscaping and fence painted in 2014
 - b. Tennis Courts: Repainted and new net in 2014
 - c. Basketball court was updated in 2013
3. Ground Maintenance
 - a. Berm near pool: Installed by TDOT, ongoing issue of maintenance with TDOT, trying to get on TDOT's spring contract for maintenance.
 - b. Lawn care to about 80 acres of common area.
 - c. Spring/Fall cleanup by homeowners help with special projects that would otherwise be too costly
4. Budget
 - a. In 2014 approx. \$17K was spent on improvements, most of the monies came from the partial settlement from the City of Franklin
 - b. The two biggest operating expenses are the mowing of 80 acres and the pool maintenance.
 - c. Our current Property Management company advised the board in 2009 to have a reserve as in 2002/03 we had an assessment because of storm damage.
5. City of Franklin Litigation
 - a. Background was given about the current litigation.
 - b. Status: Appraisal delay/extension until June 2015.
 - c. Value is \$50k-\$100K. If a settlement does not take place, it should go to jury this summer.
6. Fencing Policy
 - a. PowerPoint was reviewed: http://www.redwingmeadows.org/wp-content/uploads/2015/02/RedwingMeadowsFencePolicy02_14_15.pdf
 - b. Concerned that clarification is needed as there are conflicting policies.
 - c. Survey will be conducted.
7. Question/Answer
 - a. According to the CC&R's homeowners are allowed to rent houses
 - b. Boats should not be parked in driveway longer than what is specified in the CC&R's
 - c. Vehicles parked on road is a concern.
 - d. Placement of fences needs to be addressed.
 - e. Issue of reducing monthly HOA fees was discussed.
8. Board Business
 - a. Scott Miller has resigned and Steve Meisner was elected to the board.