**2019 Annual Meeting Minutes**

**Redwing Meadows Homeowner’s Association**

**February 9, 2019**

**Type of Meeting:** HOA Board Annual Meeting

**Meeting Facilitator:** Scott Miller

**Invitees:** Mark Mize, Susan Brown, Vickie Campbell, Redwing Meadows Homeowners

1. Call to order - No quorum 51 homeowners required, only 13 present
2. Roll call – all board member present + 10 homeowners
3. Old Business
   1. Projects from 2018
      1. Tree trimming at the pool
      2. Purchased and set out remaining pool furniture
      3. New LED lights for entrance signs
      4. Signage at north field & kayak ramp
   2. Issues:
      1. Fences (Mark) - Fence policy was updated and approved by homeowners in 2015 and can be viewed on the website, homeowners must submit a drawing with the layout of the property, the fence must be stained or painted to conform with the neighborhood and can be up to 6’, no chain link allowed (see redwingmeadows.org website for documents and more information)
      2. Architectural Controls (Susan) - ARC form is required is to submit any changes to keep Redwing Meadows property value high and to make sure there is conformity in the neighborhood. This form along with others can be found at redwingmeadows.org
      3. Redwing Meadows vs. City of Franklin lawsuit (Scott) - ongoing lawsuit that started in 2008 with the City of Franklin regarding removing trees of trees during the sewer extension. It is still in mediation and the Board has now been asked to furnish for an additional appraiser which they are in the process of obtaining. It is expected to go to court July 2019
      4. Neighborhood challenges (Scott) - dumping will no longer be allowed in North field, dumping is not allowed in any common areas, ATV/golf carts must be on road only. Construction traffic may start back later in the year when working on park and paving. All pets must be on a leash and owners must always pick up after them
      5. Financials (Vickie) - After review, it was agreed to approve the 2019 budget as is, same as 2018
4. New business
   1. Mark provided an update on paving which is scheduled for 2019, the streets will not be grinded, only paved and work is expected between Feb. and June 2019
   2. Mark also reported on fire hydrant service, his report is attached
   3. Scott reported the City of Franklin has acquired 188 acres for the proposed park on other side of the interstate, it will have 8 sports fields, canoe launches, trails. Ground breaking is expected to be Summer 2019
   4. There were 2 open Board positions, Vickie Campbell asked for volunteers, Elizabeth Temple and Jim Huggins asked to be a part of the Board and all approved.
5. Motions and Discussion
   1. Mark and Scott addressed proposed changes /amendments to the CCR’s, in consideration are:
      1. If ARC is not submitted before work starts a fine will be issued to the homeowners account
      2. Metal roofs
      3. Clarification of fence, porches, sheds
      4. Painting of brick
      5. Change % of quorum for Annual meetings
   2. Group agreed to send out a proxy / survey to homeowners, seeking quorum decision on amendments to the governing documents
6. Adjournment – meeting adjourned at 12pm