

**CLEVELAND HOMEOWNERS' ASSOCIATION
ANNUAL MEETING MINUTES
SATURDAY, DECEMBER 5, 2009**

The Annual Meeting of Homeowners for Cleveland Hall Homeowners' Association held a meeting on Saturday, December 5, 2009 at the Hermitage Golf Course.

The Board Members in attendance were Faye Ellis, Kendell Poole, John Ford, Ray Baggett and Andy Dunn. Kathy Holbrook and Tom Tinnel were in attendance representing Sentry Management.

Call to Order:

Faye Ellis, President called the meeting to order at 10:00 a.m.

Welcome & Introductions:

The Board Members in attendance were Faye Ellis, Kendell Poole, John Ford and Ray Baggett. Allen Bryan, Developer. Kathy Holbrook and Tom Tinnel were in attendance representing Sentry Management.

Quorum:

Faye Ellis stated Proof of Notice of the Meeting was not needed since there were 19 Owners represented by proxy and 16 Owners in attendance, one with two lots and Allen Bryan, Developer representing 45 lots, which constituted a quorum.

Approval of Minutes:

A motion carried to approve the annual meeting minutes held on November 12, 2008 and December 3, 2008 as presented.

President's Report:

Faye Ellis stated the accomplishments of the Board of Directors over the last year.

- A three-year contract was signed with Sunrise of Nashville for the landscaping contract.
- The association was able to pay Allen Bryan for the remaining attorney's fees that were owed to him.
- Allen Bryan restriped the front entrance from where the paving trucks had put a lot of oil on the road.
- Replaced a lot of dead shrubs at the front entrance. Needham's nursery will also be replacing the boxwoods that have died at the entrance.
- Added lighting to the front entrance inside the flowerbeds.
- The light switch was moved from the outside of the tennis court to the inside
- The annual picnic was a success.

Developers Report:

Allen Bryan wanted to speak to the homeowners and thank them, the Board and Management for taking such good care of the association; it shows a lot of pride.

In 2009 there were three (3) lots that were sold. There are four (4) lots in phase 3 that have not been sold. Phase 5 has not been recorded yet, which is the recreational area.

Phase 3 & 5 were paved in 2009. Metro has approved Phase 3 and has assumed responsibility for it.

Financial Report:

Ray Baggett, Treasurer, presented the homeowners with the current financial statement and the 2010 budget. There will be an increase of \$4 for the 2010 budget.

Election of Officers:

Faye Ellis stated that there are two (2) seats on the Board that will need to be filled. Those seats are Kendell Poole and Faye Ellis.

A nomination from the floor by John Ford was made for Kendell Poole.

A nomination from the floor by Andy Dunn was made for Faye Ellis.

A nomination from the floor by Jackie Blackwelder was Denis Blackwelder.

A motion carried to close the nominations.

ORDER OF BUSINESS DISCUSSED:**a) Email Updates:**

The Board wanted to request again from the homeowners to please supply Sentry management with their email information for those that have email. The emails are used for keeping the homeowners updated on important information around the Community. It is also used to send the quarterly newsletter. This also helps to save posted. Those that do not have email are not left out they are sent their information via-mail.

The association has a website that is kept up to date by Wilson Stewart that has the documents, forms, the newsletter and other useful information. You can access it by going to www.clevelandhallhoa.com.

b) Questions:

Gary Henderson, 1637 Stokley Lane, asked about the water/sewage issue on Stokley Lane. John Ford stated that he has been working with Metro to get those repairs fixed. The current contractors they were using had their contracts cancelled. Metro is bidding new contracts for all of their repair work. Cleveland Hall is on the list to be repaired.

Wilson Stewart, 1428 Station Four, asked what happened to the boxwoods that have died at the front entrance. Faye Ellis stated that Needham's nursery will be replacing them, when they were originally planted they were planted too deep by the landscaper.

Another homeowner asked if there are any ongoing law enforcement issues. John Ford stated that he has not heard anything within the neighborhood. John also stated you can go onto Metro PD's website, it has a crime stats website and you can put in the area that you are interested in. John also stated that he will put that information on the upcoming newsletters to keep the homeowners informed of what's going on in the neighborhood.

A question was directed to Faye and Kathy of when the new directory will be available. Kathy stated that a directory is in progress. There was not a lot of response from the homeowners on updating their information.

c) Door Prizes:

There were door prizes given to the homeowners that were present. The prizes consisted of a gift card from Facility Management Services, a Ruby Tuesday's gift card from Sentry Management, a Flower Mart gift card from Sunrise of Nashville and Titans tickets for Christmas Day from Proctor & Graves.

d) Election Results:

Denis Blackwelder received the most votes followed by Kendell Poole then Faye Ellis.

There being no further business to come before the association, a motion to adjourn was made and duly seconded. Motion carried. Meeting adjourned 11:45am.