

**CLEVELAND HOMEOWNERS' ASSOCIATION
ANNUAL MEETING MINUTES
SATURDAY, DECEMBER 4, 2010**

The Annual Meeting of Homeowners for Cleveland Hall Homeowners' Association held a meeting on Saturday, December 4, 2010 at the Hermitage Golf Course.

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

Call to Order:

Kendell Poole, President called the meeting to order at 10:00 a.m.

Quorum:

Kendell Poole stated a quorum was met by the 20 homeowners that are present and the 60 proxies received as per the governing documents.

Approval of Minutes:

A motion by Rudy Lahoud a second by Andy Dunn to approve the annual meeting minutes held on December 5, 2009 as presented. Motion carried.

President's Report:

Kendell Poole stated:

- The Board prides themselves on being very open and accessible. The Board realizes they are not perfect.
- The Board has had great communications and interactions with each other and Sentry Management.

Financial Report:

Ray Baggett, Treasurer, presented the homeowners with the current financial statement and the 2011 budget. Ray stated the 2011 budget reflects an increase of \$2.

Rudy Lahoud inquired about the drainage expense on the budget. Kendell explained this is the water retention area in the back of the property. This service is required in order to maintain the storm water drains and keeping them cleaned and inspected. The other drain locations are at the tennis court and by 1420 Station Four Lane.

John Davis stated he didn't see any income for fines, have there been no fines being accessed to the homeowners for violations? Kendell stated at the monthly meetings the Board and Management discuss any violations. The Board has attempted to contact the homeowners either by letter or a phone call to inform them of the violations and 99% have complied. The Board has been fairly lenient. Kathy does a weekly drive through of the property. Letters are sent out and depending on the violation the homeowners are given 10 to 30 days to correct. Where the association has been able to collect fines is in late fees. The Board has set a \$500 threshold that any homeowner that owes the association over \$500 is sent to the attorney. Wilson Stewart stated that John may be looking at the actual in 2008 where there was \$2,000 received in fines. That was a fine received due to a court settlement, this was an unusual situation.

Wilson Stewart suggested is there a way to eliminate the coupons that are sent to the homeowners that are set-up on bank draft or auto-pay? Kendell stated that subject did come up at a recent Board meeting and the Board is looking into it.

A motion was made by Wilson Stewart, a second by Rudy Lahoud to approve the financial report as presented. Motion carried.

A motion was made by John Ford a second from Carolyn Stewart to approve the 2011 budget. Motion carried.

Election of Officers:

Kendell Poole stated that there are two (2) seats on the Board that will need to be filled. Those seats are John Ford and Ray Baggett.

Nominations have been made for Sherry Spray, Rudy Lahoud, John Ford and Faye Ellis. A motion carried to close nominations.

ORDER OF BUSINESS DISCUSSED:

a) Door Prizes:

Kendell stated there are 5 great door prizes that have been donated.

\$25 gift card donated by the Board ~ Homeowners name was not given

\$25 gift card donated by the Board ~ Janet Drake

Donation by Tammy Poole "sense warmers" ~ Christina Victor

\$25 gift card donated by Sentry Management ~ Wilson Stewart

Two Titans home game tickets donated by Andy Dunn ~ Todd Victor

b) Sales Trailer:

Kendell Poole informed the homeowners of his recent discussions with Allen Bryan relating to a sales trailer being placed on association property. Due to the economy and how slow things are moving right now Allen has been in negotiations with Century 21 to market the remaining vacant lots. After lengthy discussion with them, Allen will not be pursuing this anytime in the near future but that does not mean it will not happen in the future.

c) Sidewalks & Repairs:

Christine Victor inquired as to what is going on with the digging of the sidewalks and repairs. Kendell stated that since the Developer, Allen Bryan has starting working in Cleveland Hall he has not been pleased with Metro Water when they came in and laid the pipe. Metro Water did not lay the pipe a contractor hired by Metro, which was not a very good job. They did not put the right gravel underneath to support the pipe, therefore over time the pipe breaks and then you have water breaks. They laid PVC and there are no beds under the PVC so when there are dramatic temperature changes there are breaks in the pipes, sidewalk breaks, curb breaks etc. The Board is not pleased with the way things keep happening. The Board has a contact that they have just recently inquired, thanks to John Ford and hopefully will be able to get things moving along quickly and more efficiently.

Andy Dunn stated to be clear, the Developer put forward a plan that was approved and the contractor built it to the approved plans from Metro that's why it all on Metro, not the association. Allen thinks there is too much pressure going through the PVC pipe. Metro has also stated that

there might be a possibility of coming through and relaying the pipe. The Board feels that if this happens it will be a big mess.

d) Election Results:

The nominees receiving the most votes are John Ford and Faye Ellis. Kendell thanked everyone that showed interest in running for the Board. The Board would like to encourage everyone to get involved on a committee.

e) "No Soliciting":

The question was raised on the "No Soliciting" policy. Kendell stated there is a "no soliciting" policy in the association. If you have a solicitor come to your door remind them of the policy and ask them to leave.

Wilson stated that if anyone has a solicitor come to their door or they leave information. Contact Kathy the manager and she has a letter that is sent to inform them there is a policy that is enforced. Homeowners can also call the police.

f) Dog Pen:

A discussion was held relating to the very large fenced in dog pen. The homeowners wanted to go on record stating they are not pleased with the rock structure dog pen. It is an eye sorer and needs to be removed.

g) Front Entrance & Speeding:

A discussion was held regarding the removing of the large tree that was on the right side of the entrance. Kendell stated Management brought to the Board's attention the large tree was in decline and it was the decision of the Board to have it removed for safety and damage expense reasons.

Suggestions for the front entrance:

- 1) Add bigger lights to the front entrance. It needs to be brighter
- 2) With the big tree being removed add matching trees "mirrored image" on both sides of the entrance.
- 3) Please be courteous when you exit Cleveland Hall Blvd unto Old Hickory Blvd. If you are in the lane to turn left and another car comes up to turn right (especially if you drive an SUV, truck or big car) fall back a little because the car turning right can pull out a lot quicker turning right, because you are not blocking their view. Not everyone thinks about it.

Reminder to all homeowners there is a speed limit of 30 mph in the neighborhood. Please remember this as you are driving through. There are children at play and other homeowners that like to walk, please slow down.

There being no further business to come before the association, a motion to adjourn was made and duly seconded. Motion carried. Meeting adjourned 11:23 a.m.