Village Green Homeowners Association  
Board Meeting Minutes — July 8, 2012

Name | Position | Phone | Email | Present
--- | --- | --- | --- | ---
John-Paul Renier | President | 865-966-3139 | renier@tds.net | X
Bob Hunter | Secretary | 865-300-8871 | BobHunter7@gmail.com | X
Bob Arthur | Treasurer | 865-406-3329 | barthursr@gmail.com | X
Heather Jarrell | Social & Community | 865-966-0289 | heathernjarrell@gmail.com | X
Tim Doyle | Buildings & Grounds | 865-675-4425 | fstop89564@tds.net | X
Stuart Anderson | Pools | 865-567-1646 | stuartanderson@gmail.com | X
Tyler Mallison | Pools | 865-806-1159 | wtymal@me.com | X
Susie Cataldi | Clubhouse & Tennis | 865-621-9403 | scataldi51@yahoo.com | X
Mary Regan | Assessments | 865-223-9449 | regantech@charter.net | X

Present

Others Present
Guy DeMarco (security contractor), Allen Smith (605 Old Tavern Circle), Rob Eddins (238 W Heritage Dr.), Amanda Metzelder (111 Chancellors Ln), Jeff Wingard (11532 Nassau Dr.), Dick & Caroline Woodring (11509 South Monticello Dr.).

Neighborhood Concerns
Jeff Wingard provided a proposal and plans to make an addition to his house at 11532 Nassau Drive. Richard Green has recommended the approval of the plans. Stuart Anderson made a motion to approve the addition; seconded by Susie Cataldi; approved unanimously.

Amanda Metzelder presented a $5,100 check for the 102 non-association swim team members, in accordance with the Village Green Swimming Pool Regulation requiring non-association members to pay a $50 fee. She mentioned some concerns the swim team had about the Monticello Pool maintenance, such as the missing expansion spacers in the concrete. She also thought there were things that could be done to spruce-up the appearance of the pool. John-Paul explained about the current plans to upgrade the pool, such as replacing the life guard chairs. He also suggested a meeting this week at the Monticello Pool with swim team representatives to brainstorm other potential upgrades and fixes.

Rob Eddins explained how the clubhouse was not in proper shape before his family used it. It appears that some people may have keys to the clubhouse and use it without permission. Susie Cataldi will rekey the locks and provide a lockbox for people to return the key after locking-up.

Dick Woodring presented a bill for the purchase of flags and other materials used at the entrances to Village Green and at the clubhouse. Caroline Woodring explained that due to the unusual weather this year, she won’t be planting any summer flowers at the entrances to Village Green.

Allen Smith requested a modification to his fence to make it harder for his dogs to see people walking by. The Board asked that he change the height of his fence to be in compliance with the Village Green 54” requirement. The Board also asked that Allen provide a clarification of exactly where the fence will be in relation to his property line.

Safety & Security Report
Guy DeMarco reported there were fewer incidents this month than last month and that there were no serious problems. Most of the calls this month were for either suspicious or disorderly persons. A detailed security report was presented by Guy DeMarco for the month of June.

Pools
Stuart Anderson reported that the pools are operating well. The increased emphasis on checking for non-members using the pool has helped. However, there are still some people using the pool that haven’t paid their annual assessment. John-Paul and Mary Regan have provided Shawn Raines a list of these people. John-Paul and Mary are also providing the lifeguards of each pool with a weekly updated directory of the VG Homeowner members and the VG Recreational members. The storm damaged umbrellas at the Monticello pool were repaired by Shawn and John-Paul.
Secretary
Bob Hunter reported that the previous months board minutes had been approved by email.

Treasurer
Bob Arthur provided a written report. It indicated that we are currently on schedule for our annual budget.

Buildings & Grounds
Tim Doyle reported we are replacing the street signposts that were twisting and we are also replacing the street signs that were stolen. Several dilapidated street signs are being replaced or repainted. The white letters of the street signs are being repainted with reflective white paint (according to Federal regulations). Landscaping of the trees around the Monticello tennis courts is being fixed so as to not interfere with the surface of the tennis courts.

Social and Community
Heather Jarrell was not present. It was noted at the July 4 ice-cream party at the clubhouse was a great success.

Clubhouse and Tennis Courts
Susie Cataldi is continuing to look at new furniture for the clubhouse. She picked up one easy chair so far. The clubhouse was used for 12 times in the last month. The resurfacing of the Monticello Tennis courts was completed by Baseline Sports Construction. The Monticello tennis courts look great! Great thanks to John Ham (11721 Weathervane Dr.) for his supervision of the resurfacing work at the Monticello tennis courts. Free keys of the door lock at the Monticello tennis courts are available to the VG Homeowner members and the VG Recreational members from: John Ham (966-2537) or Jess Hemeter (966-9392), Susie Cataldi or John-Paul Renier.

Assessments
Mary Regan submitted a written report. There are 15 properties that have not paid their assessment dues for 2012. Everyone has received two reminders/warnings, including the last one being via certified mail (and one Fed Ex). The only one that is questionable keeps getting setting back as bad. Three liens were fully paid this month for a total amount of $4,728.95. This includes previous year assessments, penalties and interest, attorney fees, Knox County recording and release fees. John-Paul and Mary Regan recalculated the amounts of five existing liens to be updated on July 31 2012. The amounts owed before the lien update / amounts owed after the lien update are:

- 11721 Georgetowne Drive (Tull) $2,308.89 / $2,470.89
- 332 East Heritage Drive (Davis) $1,829.77 / $1,991.77
- 384 Dominion Circle (Tindell) $1,194.48 / $1,356.48
- 11516 North Monticello Drive (Allen) $936.11 / $1,098.11
- 11717 North Monticello Drive $704.27 / $866.27

There are 12 homes that will require new liens for non-payment of the 2012 assessments. The amount due before the lien is taken is $313.61, and the amount after the lien is taken is $533.20 on July 31 2012. Susie Cataldi made a motion to update liens for the five existing liens and to approve the new liens on the 12 homes; seconded by Stuart Anderson; approved unanimously.

Old Business
In reference to the vacant/abandoned property at 312 Beacontree Lane, John-Paul has been in contact with the Town of Farragut. The side of the structure’s block façade has dislodged and collapsed creating an unattractive nuisance and danger for the neighborhood. Additionally there is debris and garbage located to the rear of the property which creates a potential rodent infestation problem. Both of these conditions are a violation of the Town of Farragut adopted Property Maintenance Code (see International Property Maintenance Code). The Town of Farragut has written a letter to the Bank that owns the foreclosed property requesting immediate redress of the violations. The Town expects the dangerous conditions to be abated no later than 3:00pm EST Friday July 13 2012. The Town will conduct another inspection at that time.

In reference to the vacant/abandoned property at 312 Beacontree Lane, John-Paul has been in contact with the Town of Farragut. The side of the structure’s block façade has dislodged and collapsed creating an unattractive nuisance and danger for the neighborhood. Additionally there is debris and garbage located to the rear of the property which creates a potential rodent infestation problem. Both of these conditions are a violation of the Town of Farragut adopted Property Maintenance Code (see International Property Maintenance Code). The Town of Farragut has written a letter to the Bank that owns the foreclosed property requesting immediate redress of the violations. The Town expects the dangerous conditions to be abated no later than 3:00pm EST Friday July 13 2012. The Town will conduct another inspection at that time.

The meeting adjourned at 9:25 pm.