



**Poplar Creek Estates
HOA Board Minutes – Unapproved DRAFT
11/7/19, 6:30 Harpeth Valley Elementary**

President: John Alexander			Meeting Site: Harpeth Elementary, Cafeteria			
Board Attendance	P	John Alexander	NP	Diane Comer	P	Steve Dunn
	P	Joel Bunkowske	P	Brian Donlon	P	Wayne Plump
	P	Terry Scott	P	Cate Stricklin	P	Charlie Tygard

Agenda	Discussion	Action	Proceedings
Call to Order		X	John Alexander called the meeting to order at 6:35pm, welcomed attending homeowners. The board members were introduced
Quorum Call		X	A quorum was present
Approval of Nov-2018 Annual Meeting Minutes		X	The minutes of the November 2018 Annual Meeting were approved. Motion: Jesse Moore, Seconded: Riley Knight
Election of Board Members		X	Jacob Boone (3) and Jason Sparks (3) were elected to serve three-year terms.
Security Committee	X		<p>Steve Dunn discussed the community review by Metro’s Sergeant Linn gave recommendations that included installing cameras. The board decided to use the surplus of funds this year from the collection of delinquent dues to install cameras. Flock cameras will be installed at each entrance. The cameras scan the license plate tags of cars that drive by. The camera data will only accessible by board and Flock. The cameras are solar powered and the hardware and software are maintained by Flock. We are not locked into keeping the cameras and have the option to evaluate and discontinue the in the future, if warranted.</p> <p>-A homeowner raised a concern over the cost (\$6K a year) and asked why it wasn’t voted on by the homeowners. -Another homeowner Commented the cameras are relatively inexpensive for the protection given all that is being provided (hardware, software, maintenance, solar power, storage). Commented that we have the cheapest HOA fees.</p> <p>-The board indicated that the homeowners elect the board and vote to change the covenants. The elected</p>

		board makes the decisions related to spending.
Grounds Committee	X	Brian Donlon presented a map of the 32.5 acres that the HOA maintains. There was discussion on sidewalks and street repairs/culverts and storm drains that have been done by the city. Brian discussed that HOA is responsible for sinkholes, detention ponds, and drainage ways. Discussion was had on the Emerald Ash Borer and this necessitates the need for the trees to be inventoried so that the HOA can determine how to address the damage.
ARC Committee	X	Wayne Plump discussed our aging homes and had several ARC requests this year. He discussed the requirements of ARC approval for changes made to the outside your home.
Communications Report	X	Cate Stricklin reported that communications, outside the annual meeting materials, will be done electronically. This saves the cost of postage and printing but also allows for more expedient communication.
Covenants Committee Report	X	<p>Joel Bunkowske discussed that the Covenants Committee has been working to change our outdated covenants and communicated that the board wants to represent the homeowners and include what they want in those covenants. There will be a vote on new covenants in the first part of next year. The voting process will be that we will be voting on each covenant change individually and not all the changes together. The anticipated updates the covenants include: prolonged violations procedure, exterior home maintenance, rentals – long term and short term. Steve Nathan discussed the process that occurred in prior years to gather homeowner feedback on the new covenants. Discussed that a Lease Committee has been established to review new leases in the neighborhood.</p> <p>During the homeowner discussion, Joel solicited feedback from the homeowners related to the covenants revisions:</p> <ol style="list-style-type: none"> 1) Short Term (Air BnB type) rentals: the homeowners were generally against short term rentals in our subdivision. 2) Companies buying houses for specifically to lease long term (never homeowner occupied): the homeowners were against this type of rentals. 3) Resident lives here and then decides to leave and then have a long term rental of the property: the homeowners were in favor if the % is limited and the

		homeowner has to be a resident for a specified time prior to renting. Additionally, the lease must be approved and should be for a limited time.
Social Committee Report	X	Terry Scott (for Diane Comer) discussed that Diane welcomes new folks with the covenants and a gift card. We have the Easter Egg hunt and the annual picnic to create neighborly environment. Labor Day will be the new picnic date every year. The music and games were enjoyed by all. Terry encouraged the homeowners to reach out to the new neighbors to get them involved.
Treasurer Report	X	Charlie Tygard discussed the proposed budget for is aimed at building a reserve for spending anticipated for the detention ponds and drainage issues. In 2019, he collected all delinquent dues. Discussed the sign in the postage amount for 2019 and those have been installed. \$230 annual dues for 2020 which is an increase of \$15 in accordance with the schedule of dues pass in 2018. Discussed tree spending increased this year and the potential for 2020 with the ash tree borer indicates an increase in 2020 as well. Fully funded the reserve account as budgeted and set up reserve funds in CDs to earn interest. He estimates we will have \$10K working capital at year end.
Free Dues Raffle	X	A drawing was conducted of the homeowners in attendance and David Butler won free dues for 2020.
Homeowner Discussion	X	<p>-A homeowner asked where the cameras will be installed. Answer: Poplar Creek Trace, Willow Oak, Collinswood entrances.</p> <p>- A homeowner asked if the cameras will address speeders Answer: No</p> <p>- A homeowner asked what is voted on by the homeowners. Answer: The board indicated that the homeowners elect the board and vote to change the covenants. The elected board makes the decisions related to spending.</p> <p>-Asked about when Metro is finishing the work on Poplar Creek Trace. Answer: The board didn't have information from Metro.</p> <p>- A homeowner asked about the privacy of the cameras. Answer: Metro police will get data related Amber/Silver alerts only and a limited number of board members will have access.</p> <p>-A homeowner discussed the speeding on Collinswood and Poplar Creek Trace. Suggested getting a bigger sign. In 2018, Bill Arth, said that the signs placed by Metro is based on "through traffic". Our neighborhood doesn't meet the criteria. Metro has</p>

been revamping their policies so it might be something to revisit with them in the future.

- A homeowner discussed the suggestion that the board could look into getting a private company to remove brush given the Metro delays and extended time that brush is on the curbs quarterly. Answer: The board will get an estimate from our lawn service and will evaluate the cost effectiveness.

Adjournment

X

Motion to adjourn and seconded at 7:43pm

Attachments

2020 Budget



poplar creek 2020
budget.pdf

Unapproved