

Minutes – Poplar Creek Estates Annual Meeting

Thursday, November 15, 2018

Harpeth Valley Elementary School

Meeting was called to order by President Bill Arth at 6:30 am. Quorum established. Introduction of Board of Directors.

Motion for approval Minutes of 2017 Annual Meeting – seconded and approved.

Nominations taken from floor to fill 6 spots on Board of Directors – nominated were Terry Scott, Brian Donlon, Steve Dunn, Wayne Plump, Joel Bunkowske and Charlie Tygard. Nominations closed and nominees elected by acclamation.

Committee Reports:

Tim Fields, Grounds Chairman, reported on clearing of common space near the Collins Rd entrance, bids for reinforcement of the retaining wall near Harpeth Valley Elementary School, failure of the Grounds Guys to fulfill lawn mowing contract and hiring of LSI to finish the season and tree cutting/removal in common areas. Karen Loyal reminded group of upcoming need to culvert and drainage ditch work to be done in the future.

Cate Wilson, Board Treasurer, and Bill Arth, President, reported on confusion with dues billing. Transfer fee for buyers of homes increased from \$100 to \$200 to more adequately address costs. Recommendation on a long term plan for gradual increases in dues (2019 dues would be \$215 and rise to \$230 in 2020) to cover expected capital & maintenance costs in future years. Motion made to accept Board's recommendations and supported by residents.

Riley Knight, Architectural Review Chair, reminded the group about the ARC review process and summary of applications for the year.

Diane Comer, Social Chair, announced the neighborhood Easter Egg Hunt in march and Block Party in September. She also agreed to continue the Yard of the Month and Holiday Decorations awards. Diane also continued visits to welcome new neighbors.

Steve Nathan, Covenants Chair, reviewed the results of meeting held about Covenant Revisions.

John Alexander, Board Member, volunteered to collect email addresses of residents and oversee production of 2 newsletters for residents to keep informed about the community.

Miscellaneous Discussion

Feasibility of management company. Securing vendors to perform yard cleanup/repairs when not done by homeowner. Traffic patterns. Cell Tower meetings. Storage Facility meetings. Concerns about neighborhood security.

Raffle held to award one resident free dues for year – winner was Scott Kapp

There being no further business – meeting was adjourned.