

DALLAS DOWNS ASSOCIATION
ANNUAL MEETING MINUTES
November 15, 2018

The Dallas Downs Homeowners Association held its Annual meeting on Thursday, November 15, 2017 at Oak Valley Baptist Church on Lewisburg Pike.

A quorum of one-tenth of total homeowners was established by a total of ___ homeowners present and 19 proxies submitted.

The meeting was called to order at 7:01 pm by David Pendergrass, as he laid out the agenda for the evening's proceedings.

Board members David Pendergrass, Candy Vaughn, Kim Harvey, Laura Severn and Steve Hounsell were present.

A review of 2018 accomplishments was conducted:

- Planting of 70 arbor Vitae to take place in November
- Replanting of corners on Dallas Blvd
- Various playground improvements
- Upgraded restrooms at the pool house
- Replaced sand in the pool filters
- Repaired lead in the kiddie pool
- Paid for all pool repairs with money tha was previously budgeted for future pool reserves within the 2018 budget
- Removed dead bushes on old house property adjacent to the Blvd
- Removed a large dead tree adjacent to Sullivan Frmas that was deemed to be a liability to the HOA.

2019 Budget

David Pendergrass presented the proposed budget.

- Explained proposed increase in annual dues
- Cody Blair explained what Westwood would be taking over from the

Board with full management

- Homeowner questions
 - ~ What is the cost per homeowner for full managemnt
 - ~ Will the same pool company be used
 - ~ Can we check in to cost to convert pool to salt water
 - ~ How often will Westwood come through the neighborhood to look for

violations

- ~ Homeowners requested to find out what chemicals the property management company will use
- Gene Bell motioned to approve the budget, Mark Hudgens second the motion
- 2019 Budget approved

Fine Policy Update

No fines charged to date
Most common infractions - Trash cans, external paint/repairs

Elections

David commenced voting

5 positions to fill

2 returning Directors: Candy Vaughn and Kim Harvey

3 candidates: David Pendergrass, Steve Hounshell and Charles Yiengling

Larry motioned to nominate the 3 candidates for Board Members

Nominating Chair- David Pendergrass

Homeowner Forum

What happens with the pool key from the current year

MEETING WAS ADJOURNED AT 8:15 PM.