

DALLAS DOWNS ASSOCIATION  
ANNUAL MEETING MINUTES  
November 10, 2016

The Dallas Downs Homeowners Association held its Annual meeting on Thursday, November 10, 2016 at Oak Valley Baptist Church on Lewisburg Pike.

A quorum of one-tenth of total homeowners was established by 16 homeowners present and 19 proxies.

The meeting was called to order at 7:07 pm by Jason Morgan, as he laid out the agenda for the evening's proceedings.

Board members Ron Topinka, Jason Morgan, Warren Hartman, Candy Vaughn, and Craig Adams were present.

A review of 2016 accomplishments was conducted:

- 42 design committee requests approved
- Pavilion reservations have run smoothly
- Minor repairs were performed to lights, basketball goal, pool house bathrooms, etc.
- Warner Pool is the new pool maintenance company
- 3 new pool area umbrellas were purchased
- Boulevard/entrance enhancement
  - Over 100 dead/dying trees removed- predominantly Leyland Cypress
  - Front entryway upgrade underway

City of Franklin Arborist, Todd Snackenburg, was present and talked through proper tree pruning procedures. As a backdrop to Todd's sharing, Jason Morgan reminded homeowners that DD HOA has a covenant that requires approval from the Design Committee for the removal of any tree greater than 4 inches in diameter.

City of Franklin Alderman, Mike Skinner, was also in attendance tonight. He shared the importance of the special census currently in process.

Westwood Property Management Update- Candy Vaughn led this portion of the meeting.

- Switching to this company has actualized annual savings of \$8,000.00.
- Under this new management structure, the HOA Board handles site assessments.
- 75 violation notices were sent

## 2017 Budget

Jason Morgan presented the proposed budget.

## Fine Policy Update

Effective 1/1/17

First instance=15 days to remedy; second instance=another 15 days to  
Remedy; third instance=\$50 fine

## Elections

5 positions to fill

2 returning Directors: Candy Vaughn, Jason Morgan

3 candidates: Kim Harvey, Jim Bertram, David Pendergrass

Nominating Chair- Candy Vaughn

Jason commenced voting.

The budget was unanimously approved.

David Pendergrass and James Bertram were elected for two year terms  
being the highest vote getters with Kim, Jason, and Candy elected for one  
year terms.

## Homeowner Forum

Should paid audits continue?

No- as long as language in new by-law requires an audit again in the  
future if/when a property management company is no longer  
employed by DD HOA.

Should HOA Board take legal action against residents in violation?

Yes- set a precedent and make the action very visible to all DD  
residents.

Street lights are responsibility of MTEMC.

Post near 160 Cavalry needs to be addressed.

Should mailbox upgrade exceptions be allowed within a few approved design specs?

Yes.

Concern was expressed about careless lawn fertilization in the presence of children.

A request was made for a reminder regarding Christmas light guidelines to be added to the newsletter and Facebook page.

Concern was raised about some recent graffiti in the neighborhood.

Suspected blast damage was reported by a couple of residents.

Vulcan Blasting is reported to be the company to call for such suspicions- they will conduct a free assessment for any resident.

Ron Topinka was honored with a special award of recognition for outstanding service to DD HOA.

MEETING WAS ADJOURNED AT 8:47 PM.