

DALLAS DOWNS ASSOCIATION
ANNUAL MEETING MINUTES
November 2, 2017

The Dallas Downs Homeowners Association held its Annual meeting on Thursday, November 2, 2017 at Oak Valley Baptist Church on Lewisburg Pike.

A quorum of one-tenth of total homeowners was established by a total of 47 homeowners present and proxies submitted.

The meeting was called to order at 7:05 pm by Candy Vaughn, as she laid out the agenda for the evening's proceedings.

Board members Candy Vaughn, Jason Morgan, David Pendergrass and Kim Harvey were present.

A review of 2017 accomplishments was conducted:

- Completed front entrance planting and irrigation
- Replaced broken spring on whale at the playground
- Added 35 yards of mulch to the playground area
- Replaced rotten wood on several columns at the pool house
- Installed new door on men's room at the pool house that was damaged
- Removed 3 large trees at the end of Winder Cir that were in danger of falling.
- Have arranged for 82 green arborvitaes to be installed in the area along the boulevard near the playground this fall.

2018 Budget

David Pendergrass presented the proposed budget.

Fine Policy Update

Went into effect 1/1/17

No fines charged to date

Monthly inspections identified approximately 75 violation with all homeowners remedying the infraction without the need for fines

Most common infractions – Trash cans & external paint/repairs needed as homes starting to age.

Elections

5 positions to fill

2 returning Directors: David Pendergrass and Jim Bertram

3 candidates: Kim Harvey, Candy Vaughn and Luke Roe

Nominating Chair- David Pendergrass

Candy commenced voting.

The budget was unanimously approved with Candy Vaughn motioning to approve and Gene Bell seconding the motion

The Bylaw Amendment to move to an independent CPA Review rather than an Audit was unanimously approved with Terry Jenkins motioning to approve and Bruce Theobald seconding the motion

Candy Vaughn and Kim Harvey were elected for two year terms being the highest vote getters with David, Jim, and Luke elected for one year terms. Luke Roe was unable to serve. Steve Hounshell was appointed by the newly elected board to serve in his place.

Homeowner Forum

Significant pool repairs likely in the future due to age of pool

Tree installation on target and paid from existing dues levels

Matt Ham asked about violations for having sheds that were in violation of the covenants. Board members asked Matt to gather a list of properties that he felt like were in violation.

Ron Topinka was honored with a park bench and placard to be placed at the playground in recognition for outstanding service to DD HOA.

MEETING WAS ADJOURNED AT 8:50 PM.