

**FALCON POINTE HOMEOWNERS ASSOCIATION  
ANNUAL MEETING AND ELECTION  
APRIL 28, 2019**

Minutes of the Annual Meeting of the Falcon Pointe Homeowners Association, Knoxville, TN, held at the Falcon Pointe Clubhouse at 6:30 p.m. on the 28th day of Month, 2019.

**I. CALL TO ORDER**

President Iram Rivera called the meeting to order at 6:31 pm.

**II. ROLL CALL OF OFFICERS**

Present: Iram R., Richard B., Colin K., Amy Y. and Julie A.

Absent: N/A

Also Present: Andy F. from Fennell Property Management Inc.,

Members of the Pool Committee: Shay T. Jason H, Elayne E.

**III. APPROVAL OF THE MINUTES OF THE REGULAR MEETING (January 13, 2019)**

The board approved the minutes of the Regular Meeting held of January 13, 2019 in Executive session Prior to Annual Meeting. Motion Carried

**IV. Current Financial Condition.**

Treasurer - Colin reported on the financial condition as of end of year (2018) as well as the budget for (2019) He also review the list of approved current projects. Dues remain the same \$500. In the presentation a pie chart was provided that broke out dues.

**Summary:**

- Net positive for 2018 into reserve account.
- Landscaping project and trees along Northshore were not done last year. Will be done this year.
- Had quite a bit last year of dues not paid on time. Partnered with management co to help. BB&T Bank handling this year's due process.
- Three major projects – landscaping phase 1, phase 2 clubhouse, Northshore, pool resurfacing at end of pool season, few areas of signage around.
- Budget increased this year. Landscaping increased. Shrubbery died over last year.
- Pre-bids have increased. Pool maintenance higher bids. Overall electrical and new lighting with higher bills, and fixing irrigation system.

President - Iram The Board continues to work hard to make sure that we manage dues and keep them from increasing or for the need of a Special Assessment. We are assessed at Commercial rates due to size of subdivision, size of pool and landscaping needs. We required bids for both our Landscaping and Pool service. We received a minimum of 3 each to make sure we get comparable bids. Pro Pools will remain our Pool vendor and Volunteer Lawn will be joining us as out landscaping vendor.

**V. Property Management (aka. Support)**

Andy, spoke and provided an brief introduction, including roles and responsibilities. Explained how he will be providing support to the Board and its residents. Andy explained the partnership with BB&T. They have a HOA specific branch in Florida, so payments go there to be processed, but both the bank and his company are local. However, still working through some changes yet still recommends this bank to his clients (HOAs) due to system working best.

**VI. Overview, questions, comments from the floor:**

**Pool** Pro Pools is going electronic. This should slow down any mishaps due to chemicals, and help us inspect what is expected. Also allow for better record keep as we work close with Knox County Health Department.

**Landscaping** – Provided project plans for improvements to the Entrance, Lily Pond island as well as discussion on the current wooded area on S. Northshore Rd. Lights will still be here, but once we get these

other things in, will look at improving lighting, as well as around the clubhouse. Fountain will be much improved. Volunteer Lawn is working on this.

**Decorative Signage** New decorative signage will be installed within the subdivision –All have been approved by the board and by Knox County, TDOT supported. Expected installation will occur within the next 60 days. Going in existing holes.

**Conveyance Event and Developer update** – In talking to Knox County, the top layer will be applied to the roads at the very end, when houses are all done. No timeline as Knox County has to budget for the project. Developer has not turned over detention pond or one remaining lot on Lily Pond Ln. to the association as common area, and may not happen any time soon. The Board did not approve chain link fence around detention pond. Developer put it in. The Board can look at enhancing that area in the future as part of a project. To note, a fence for that area can cost close to \$20,000. Conveyance/easement does not have to happen at a certain time. But developer still has a two-page punch list that is still in process as well as outstanding bonds. Knox County is working with developer with this. Developer can delay process by holding remaining lot. If you see things related to structure, let board or Andy know so that we can draw attention to them with Knox County. Technically, developer is responsible for maintenance around detention pond, but board is having our vendor to mow around the inside/outside to make sure it gets done. The non-buildable lot on Lily Pond Ln is also being maintained by board. There are no current or future plan to place anything on that lot.

**Multiple questions about reasons for Property Management Company (PMC), Fennell Property Management (FPM)**

A Property Management Company was chosen by board. The Board's strategy was to have a support structure in place; as well as an added layer of checks and balances. Whoever serves on board would have support, backup and help due to the size of the subdivision and large budget. Their support will allow the association to leverage budget and repairs cost. They are adding value to us to make sure that we are paying what we should be for services. The main requirement was that they had to be a local company. The board compared two local companies. The board elected [Fennell Property Management](#) and elected to utilized both [Financial](#) and [Administrative/Managerial](#) Services. It is around \$700 month. It doesn't replace the Board, but it enhances and allows the board to deal with other things we haven't had time for. Made sense to bring in a group who had knowledge of bidding systems which were all due this year (Landscaping, Pool Services, etc). Will allow any board makeup to step in easier and be able to handle things realistically. FPM created a package for what we needed and did so with flexibility. PMC are HOA management experts. Whatever the board is in place and will still be doing a lot of the work, and homeowners still have input. The Board is not being replaced and will have to approve all fines, etc. FPM is taking the day-to-day stuff such as paying bills, getting bids, etc. FPM is all about support. FPM is

contractually obligated to board to provide budget report monthly, and we do have checks and balances. One homeowner spoke in favor of FPM due to past living experiences. We are trying to streamline violations of covenants and keep a consistency to reporting and doing something about violations.

**Discussion about dues decreasing:** Dues used to be \$650 and as much as \$800 in CCRs. We have not had a special assessment in 10 years. Typical HOA does not do include trash service. We are paying a low rate for trash doing it as a HOA verses individually. It's nice to have a single Waste vendor and a schedule for all. From an aesthetic point of view, it is much cleaner. We are going through an audit with recycling company at this time to make sure they have things in sync with us. At this time residents can only opt in for Recycling service.

**Question about signing up for committees.** Phase 1 was the Pool Committee, which is up and rolling. Going to look at the best practices for additional committees and see what works and what doesn't.

**Communication to residents:** Asked about just using NextDoor as a communication device for general postings. Currently We do not use NextDoor as a communication device for board. We are trying to figure out what is best for communication. Currently we email out a Newsletter when needed (At least 3 communications a year) We were at a point where we were communicating a lot but got no responses.

**Elections:** Andy facilitated the election portion of the meeting. In summary:

- Property Management – Andy
- Collected proxies.
- Passed out secret ballots.
- Voting for one-year terms and two-year terms. PM will be available
- Nominations already on ballot include: Iram Rivera, Richard Bettis, Colin Karich, Amy Yunger, Julie Axley, Shay, and Jason.
- Nominations from floor – Lauren Dutton (self-nomination), Annie Reynder
- Not running for any particular position. Those will be assigned after election.
- Gave essential duties for board and positions.
- Each person gave a brief bio before election.

Votes will be tabulated, and notice sent out.

Iram adjourned the meeting at 8:00 PM.

Webiste: <https://www.falconpointeknoxville.com>

