

# Walnut Grove Forest Hill Association

## Annual Homeowners Association Meeting

First Assembly Church | 8650 Walnut Grove Road | Cordova, TN 38018

Monday, March 6, 2023

6:00pm

### Meeting Notes

#### Board Members Present:

Jan Carrier, President, The Meadows; Mike Hooker, Vice President, The Gardens; Darryl Woodson, Secretary/Treasurer, The Bluffs; Joe Accardo, Plantation Oaks; Janet Baker, The Village; Reginald Williams, The Grove; Amy Barringer, At Large Member; Elaine Aeschliman, Property Manager, Evolve, LLC

#### Invited Guest Speakers:

Brett Bernard, Affiliate Broker,  
The Stamps Real Estate Company  
Email: [brett@ghg901.com](mailto:brett@ghg901.com),  
Phone: 901.692.7401

John Stamps, Broker,  
The Stamps Real Estate Company  
Email: [jestamps3@gmail.com](mailto:jestamps3@gmail.com),  
Phone: 901.230.7901

Jan Carrier established that a quorum of the homeowners was present and opened the meeting with the introduction of the Board of Directors and the areas they represent.

#### 2022 accomplishments review:

- Resolved 20 requests for approvals (additions, landscaping, painting, new windows, etc.) Per the covenants, before any construction, the Architectural Review Board (ARB) should be notified to receive approval and ARB consists of the President, the Vice President and the Board Representative of Subdivision
  - Mike Hooker worked many hours with MLGW to determine the root cause for the 86% increase in the water bill post de-annexation
  - Voted to amend the WGHA Bylaws
  - Voted to amend the covenants to prohibit leasing and lease-to-purchase
  - Voted to hire Dinkelspiel Rasmussen & Mink, PLLC to update the bylaws and provide leasing prohibition amendments.
    - Agreement signed with attorney:
      - Attorney to provide addendums to the eighteen (18) covenants and new bylaws
      - Mail covenants and bylaws with ballots to the homeowners
      - Conduct an HOA meeting with residents to review and afford opportunity for Q & A
      - Homeowners will be responsible for returning all ballots to the attorney.
      - Attorney will periodically notify the Board of outstanding ballots
- NOTE: board members and volunteers may be required to go door to door in an attempt to retrieve any unreturned ballots.

## Guest Speakers

Jan introduced the invited guests, Brett Bernard, Affiliate Broker, and John Stamps, Broker, of The Stamps Real Estate Company to discuss lease prohibition. Brett and John have extensive knowledge and a background in the area of rentals. They answered questions from those in attendance as homeowners were concerned about the limits and ramifications of leasing prohibition, the “grandfather” clause allowing current residents to rent or lease their property, and the positive impact on property values. Under the leasing prohibition, current owners would be allowed to rent or lease their property; however, future homeowners will not be allowed to lease or sell their property to an investor or leasing company.

Question/suggestion for the attorney with regards to using DocuSign as a safe and secure method and an alternative way to secure the homeowners’ signature for the ballots. The Board noted they will follow-up with the attorney in regards to this suggestion.

Concerns raised from several Plantation Oaks residents regarding their covenants not including a provision for homeowner maintenance responsibilities as the other subdivisions. The Board agreed to review the matter at the next board meeting and ensured Plantation Oaks residents that their voices were heard. Amy shared when people visit our subdivision, they are not aware of the dividing lines within WGFHA so any unkempt property is a negative reflection on all properties.

## Financial Review

Darryl Woodson, Secretary/Treasurer provided an overview of the budget and insight to the following:

Reasons for HOA Fees increased to \$250 annually (which is equivalent to \$4.81 weekly).

- No HOA fee increase since 2005
- Water rate increased post de-annexation up 86%
- Ageing irrigation and electrical systems
- Inflation

Late Mailout Invoices (although emailed January 2023) \*

- New software
- Staffing illnesses

\*NOTE: Contact Elaine Aeschliman at [elaine.aeschliman@evolveilc.com](mailto:elaine.aeschliman@evolveilc.com) if we do not have your email address.

Question raised regarding residences who are non-compliant in paying HOA fees. To address this concern, a new attorney (who is very aggressive in the area of collections) was hired. As a result, the number of offenders has declined and an increase in collection of past due payments has been reported.

Question raised regarding Echo Systems (*common area maintenance vendor*) and possible considerations for other vendors. A ride along was conducted to review all the services offered under the current contract. Echo Systems will remain the company used for the common areas maintenance and irrigation for 2023, however the board will continue to monitor the level and quality of service provided to ensure it meets with expectations and value for monies spent.

Questions about Hometown Disposal were raised, residents were encouraged to contact Hometown Disposal for their individual follow-up at 901.794.9096.

### **Breakout Sessions**

Each subdivision discussed subdivision specific items. Additionally, The Village, The Grove, The Meadows and The Bluffs held elections for their Board members.

#### **Election Results:**

<b>The Village</b>	Janet Baker elected to finish the unexpired term of Anne Rivera (2024)
<b>The Grove</b>	Reginald Williams elected for his first full term (2024-2026)
<b>The Meadows</b>	Jan Carrier reelected to serve another term (2024-2026)
<b>The Bluffs</b>	Darryl Woodson reelected to serve another term (2024-2026)

#### **Door Prizes Awarded**

**Meeting Adjourned.**