

GERMAN CREEK HOMEOWNERS' ASSOCIATION
Quarterly and Annual Board Meeting Minutes

Date & Time: 10/29/22, 10:00 am

Location: German Creek Bluffs HOA Clubhouse

Board Members Present:

Susie Carter
Jerome Haverland
Steve Hamill
Sue Justis

Board Members Absent:

Tony Bryant due to family illness

Call to Order

Sue Justis, President called the meeting to order at around 10:00 am.

Approval of Minutes:

It was noted that the minutes from the quarterly board meeting on 7/23/22 were unanimously approved via email communications and have been posted to the website.

Approval of Annual Budget:

The 2023 budget was unanimously approved via emails to all board members in September 2022. A copy is available upon request at the HOA office.

Trilight Presentation:

Personnel from Trilight came and inspected the property for potential internet services provider. However, they departed prior to the meeting and Steve Hamill reported that they could not currently offer fibernet services to all the individual units. They will keep us posted if there are any changes.

Maintenance Report:

Steve Hamill reported:

- 1 – The pool is closed even though it remains uncovered for the winter. It was decided to leave the cover off and keep one pump running which will hopefully save some clean-up of leaves and debris in the spring.
- 2 – We have several pending electrical issues – emergency and exit lights out in a couple of buildings and other lighting issues that need to be addressed by a qualified electrician. An electrician will be consulted, and Steve will report back regarding the various issues.
- 3 – Various mailbox and other keys were found during clean-up of the office. Homeowners were distributed any mailbox keys that worked, and the others were disposed of. Clean-up of Homeowners' extra keys on file at the HOA clubhouse is ongoing.
- 4 – A dead squirrel was removed from a vent in the clubhouse. Wire screening has been installed where necessary and all filters have been changed.
- 5 – Steve Carpenter has painted all elevator doors in all buildings.
- 6 – The board approved the repair of missing corners on balconies at a cost to the HOA of \$3,700 which includes the rental of a boom truck.

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7 - The water issue in building 2 is still ongoing. One concerned Homeowner asked the board to do a triage in building two on one day to shut down all units' water to pinpoint the source of the problem (leak and hissing noise). Once the problem is found, he asked the Board to enter the unit, fix the problem, and assess the Homeowner the cost of the fix. The Board will work with all Homeowners in building 2 to try to find the source of the problem and ask that it be repaired before taking steps to make the repairs and assess the owner. Hopefully, we can convince the owner to have the appropriate repairs done. Another Homeowner recommended that Bean Station Water come out to do a pressure check on the system. Steve Carpenter indicated that this had been done in the past with no issues. The Board is committed to doing all we can to fix the water situation in building 2.

8 – Some residents have requested that the trees on TVA land blocking their view be trimmed or removed. Steve reported that these trees were trimmed in 2017 at a cost to the HOA of around \$7,500 and that they grew back within 2 years. The trimming of trees on TVA property involves obtaining a permit from TVA and their approval of all trees involved.

Financial Report:

See attached report from Susie Carter, Treasurer.

Kathy Thompson was introduced as our office manager. She is providing the Homeowners a sheet for updating their personal information – emails, addresses, vehicles with plate numbers, etc. so that she has current information on all the Homeowners and/or renters.

Old Business:

Water Issues:

See discussions at #7 above.

Homeowners' Session:

Parking:

We continue to have parking issues. This is a repeat from our April 30 board meeting – “It was requested by the board that the short-term renters be notified by the owners of those units that they should park in the lot behind building 2 and not take up front parking spaces for the current Homeowners. One Homeowner in building 1 asked that if a resident has two vehicles that they kindly park the one not in use somewhere besides the parking spots in the front of building 1. This should be noted for all buildings.

Building Vents:

A Homeowner requested that a vent be checked in her building for ways to keep out bats and squirrels. Steve Hamill will get with the Homeowner and see if there is a problem.

Fire System:

A Homeowner questioned the issue of beeping noise coming from the compressors. It was reported that Steve Carpenter receives the first call, Steve Hamill second, and Jerome Haverland third concerning any fire alarm or maintenance issues as they are monitored at all times.

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Air BnBs:

A lengthy discussion was held concerning the 7 units that are grandfathered in for short-term rental use. We have covered these issues in past meetings – parking, climbing fences, children playing in landscaping, excessive noise, bringing pets, garbage room messes, etc. There were suggestions that fines be issued for violations, the HOA require damage deposits to protect common areas, and/or increase monthly dues for those units. The Board is considering the Homeowners comments and input.

Maintenance Staff:

Once again, the Homeowners were reminded that we don't have a full maintenance crew, basically it's Steve Carpenter who takes care of our property and he does an excellent job. Please keep this in mind and keep your home in good order and clean up any individual messes you make on common areas.

Dock:

We discussed the possibility of having a dock again. The dock amendment was voted down in 2017. We would have to get another permit from TVA and assess the costs of building and maintaining this dock. If any of the Homeowners would like to pursue this again, the Board would appreciate your input and assistance.

Elevators:

Once again, the Homeowners were reminded not to hold the elevator doors open if moving furniture, etc. as this causes major issues with the elevator. Contact Steve Carpenter if you need to hold the doors open for any length of time and he can assist with providing a key that controls the elevator.

There being no further business, the meeting was adjourned around 11:00 am.

Susie Carter
Board Secretary/Treasurer

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Review of Financial Statements January 1 – September 30, 2022

Revenues

Decrease of \$5,143 due timing in payment of dues.

Highlights in expenses:

Clubhouse repairs down – replaced hallway and bathroom tile in June 2021.

Elevator repairs down from prior year.

Fire safety repairs includes replacement of compressors in buildings 1 and 2 in May 2022 and 3 & 4 in July 2022 (\$12,000) plus other repairs in buildings 1,2, & 3 of \$2,599 in September.

HOA Office - increase is mostly due to a new computer (\$1,494 and internet/backup cleanups \$466, Office 365 software \$1,143).

Landscaping costs to clean-up and trim in May 2022 (\$7,600).

Office and maintenance help – more time for Steve and office manager 2 days instead of 1 per week.

Pool repair – fixed leak plus more chemicals at higher costs.

Property taxes paid in January 2022, paid in November, 2020 of \$1,629, 2022 increase over 2021 year of \$3,602.

Sewer system – increase due to sewer system repairs mostly in building 1.

Security system new in 2022, installed in October 2021.

Electric – increase due to timing of payments, one more month in 2022.

Trash Pick Up – Rate increase.

Water – Water usage increased, especially in building 2.

Website – paid \$450 on October 3.

Summary – Revenues down \$5,143, expenses up \$30,894, interest income on cd not recorded yet, making the bottom-line net loss (\$6,378) for first 9 months of 2022, a decrease of \$36,645 from first 9 months of 2021.

Operating cash at 09/30/22 is \$88,426 down \$10,278 from prior year and \$1,624 from December 2021.

Reserves at 09/30/22 are \$40,680 slightly over last year's balance of \$40,652 due to interest earnings.

Please direct any financial questions to Susie Carter #323

Email is scarter@pccsc.com