



Chestnut Glen HOA General Meeting Minutes

April 18, 2023

I. Call to Order

By: Chris

Seconded by: Joe

Time: 7:04 pm April 18th, 2023, held at the American Legion Hall, Gallatin, TN.

II. Roll Call

Member	Position	Attending
Chris Fusco	President	Yes
Tom Fillingim	VP	Yes
Richard Iacovelli	Treasurer	Yes
Catrina Iacovelli	Secretary	Yes
Joe Agee	Member	Yes
Jose Mendez	Member	NO
Nathan Vanatta	Member	Yes
Laura Fillingim	Resident	Yes
Chad & Dena Eviston	Resident	Yes
Betty Allen	Resident	Yes

III. Approval of minutes from last meeting

Minutes read by: Katrina

Motion to approve by: Richard

Seconded by: Joe

IV. Treasurer's Report

Report read by: Richard

Motion to approve by: Joe

Seconded by: Chris

V. Old Business

a. Street Light at 1025 – The globe that was hanging off has been replaced.

Result: Noted.

Action: None

b. Common Area/Drainage Ditch.

Result: Gail Leach has not communicated anything to the board since the suggestion was made over a year ago that the Board might use HOA funds to address common area drainage issues. No other residents have expressed interest in pursuing this project. In addition, this effort would require a substantial investment with little benefit to the overall neighborhood. As a nature preserve, correcting the drainage would do little to improve the usability of the area for residents.

Action: Item tabled for now

c. HOA Signage on BC and 109.

Result: Sign has been commissioned and installation bids have been requested. Exact location and position of installation at the corner of BC and 109 TBD. Nathan suggested additional lighting for the sign, either wired from the light pole or solar.

Action: Richard will pursue installation bids/contractors. Richard will call MTE to inquire about adding a light on the existing light pole. Board will need to meet on the street for final determination of installation location & position.

VI. New Business

a. New Signage committee volunteers needed to help determine what types of plants should be at the base of the sign pole and replace as necessary.

Result: Dena Eviston will help with signage plants. Laura Fillingim recalled the HOA used to have 2 water meters but they were turned off to prevent unauthorized water usage. We likely need water access at the sign to maintain the planter.

Action: Richard will call the water company to inquire about the water meter. Once installation of the planter is closer, Richard will contact Dena regarding preparation needed for intended plants that the contractor will be responsible for (gravel, topsoil, etc.). Dena will then add suitable plants and submit all expenses to Richard Iacovelli for reimbursement.

b. Nominating Committee needed for our upcoming Fall elections. Positions open for election are as follows:

- i. **Chris Fusco, President**
- ii. **Joe Agee, Member**
- iii. **Nathan Vanatta, Member**

Result: Joe Agee and Nathan volunteered

Action: Joe and Nathan will need to communicate with residents and solicit participation in the HOA and nominations.

c. Catrina Iacovelli read the following statement regarding boat storage within the Association: Recent complaint discussion and resolution regarding boats stored within the Association has led us to issue the following statement of the Board's position on boat storage. In accordance with our Protective Covenants, Section 2 Improvements, setbacks and Use Restrictions Subsection q, Onsite boat storage is permitted. The expectation is that the boat with trailer should be screened from view of adjoining Lots, streets, and the Common Area. In addition, Homeowners may submit an Architectural Committee request for the Board to approve any modifications necessary to screen the boat and trailer. It's possible the lot, the position of the house, the existing landscape, etc. may already provide adequate screening and an Architectural Committee request is not required. Either way, homeowners may use the AC to proactively request the Board to review their plan to store a boat on their property before giving up off-site storage or purchasing a new boat. AC approvals and/or neighbor complaints will be at the Board's discretion. **Action: None, this statement was a point of clarification for residents.**

d. Anonymous Complaints: Due to difficulties in investigating, validating, and documenting anonymous complaints the Board has made a resolution to require a property address from anyone making a complaint. If we receive an anonymous email, we will reply only to request a name and address. If we receive an anonymous letter the Board will not take any action since there is no reasonable way to respond to it. The Board relies heavily on neighborly cooperation to resolve disputes, often with a meeting out in the street, and this is not possible without knowing who we're dealing with.

Motion to approve by: Nathan

Seconded by: Richard

Vote: 10 in favor, 0 opposed

Action: Resolution passed

e. Walk on – Chad Eviston inquired about the guidelines for adding a shed to his property. The Board gave an overview of requirements for materials and on-site construction. Mr. Eviston was advised to reference complete requirements in the HOA documents on the website and submit an Architectural committee request when ready, in advance of beginning any construction.

f. Walk on – Laura Fillingim inquired to confirm interest due on unpaid annual assessments and asked for clarification on lien policy timing for unpaid

assessments. Richard confirmed yes, interest is being charged on unpaid balances and the lien policy remains unchanged. If unpaid for one year the Board will take action to file a lien.

VII. Adjournment

Motion to adjourn by: Chris

Seconded by: Richard

Time: 7:29 pm