



## Annual Meeting Minutes, October 17, 2023

### I. Call to Order

Time: 7:06 pm October 17th, 2023, held at the American Legion Hall, Gallatin, TN.  
By: Joe Agee  
Seconded By: Chris Fusco

Motion to adjourn.

Time: 7:07pm  
By: Joe Agee  
Seconded By: Chris Fusco

Second Call to Order.

Time: 7:07pm  
By: Richard Iacovelli  
Seconded By: Joe Agee

Presence of members or proxies entitled to vote  $\frac{1}{4}$  of all votes of the membership shall constitute a quorum = 13 (52 lots)  
If a quorum is not present, another meeting may be called and the required quorum at the subsequent meeting shall be one-half of the required quorum at the preceding meeting.

# of votes present in person: 10

# of votes present via proxy: 6

Quorum was established.

### II. Roll Call

Member	Position	Attending
Chris Fusco of 1009 BC	President	In person
Tom Fillingim of 1017 BC	VP	Proxy
Richard Iacovelli of 1029 BC	Treasurer	In person
Catrina Iacovelli of 1029 BC	Secretary	In person
Joe Agee of 1016 BC	Member	In person
Jose Mendez of 1023, 1025, and 1027 BC	Member	Proxy
Nathan Vanatta of 1010 BC	Member	In person
Abbey & Derek Sibley of 1012 BC	Resident	In person (abstained from budget/board vote)
Chad & Dena Eviston of 1024 BC	Resident	In person
Betty Allen of 1026 BC	Resident	In person
Dan & Sharon Spence of 1034 BC	Resident	In person
Gayle Leach of 1036 BC	Resident	In person

Jordan Collier of 1040 BC	Resident	In person
Daniel & Debra Jacobus of 1014 BC	Resident	Proxy
Judy Marshall of 1033 BC	Resident	Proxy

### III. Minutes from last meeting

Read by: Catrina Iacovelli

Motion to approve by: Richard Iacovelli

Seconded by: Chris Fusco

Vote: All In Favor, None Opposed

Action: **Approved**

### IV. Treasurer's Report

Report read by: Richard Iacovelli

Motion to approve by: Nathan Vanatta

Seconded by: Joe Agee

Vote: All In Favor, None Opposed

Action: **Approved**

### V. Old Business

a. HOA Signage on BC and 109

i. Sign has been installed.

ii. Scale back on original concept, eliminated water and electric light.

iii. Metal planter to be removed and solar lights will be installed in concrete to prevent theft.

Motion to approve by: Richard Iacovelli

Seconded by: Chris Fusco

Vote: All In Favor, None Opposed

Action: **Approved – Richard will begin researching light options**

b. Close Signage Plant Committee

Motion to close committee: Richard Iacovelli

Seconded by: Joe Agee

Vote: All In Favor, None Opposed

Action: **Approved**

### VI. New Business

a. Website improvements added to 2024 budget.

i. Top priority – security warning and plugin upgrade

ii. New features if budget allows – HOA calendar of events and due dates, blog type archive to look back on prior meeting minutes, and a form to contact BOD that will email all of us.

Motion to approve by: Joe Agee

Seconded by: Richard Iacovelli

Vote: All In Favor, None Opposed

Action: **Approved – Catrina will schedule work to begin after the New Year.**

b. Future Bylaw amendments – All amendments, when ready, will **require approval by 75%** of our homeowners.

- i. Middle Tennessee Electric is paid by ACH debit to our checking account. Discussion of Bylaws Section 13.03 *“All payments from our account should be by **checks** that are signed by authorized Board Members.”*

Motion to form new committee by: Richard Iacovelli  
Seconded by: Nathan Vanatta  
Vote: All In Favor, None Opposed  
**Action:** **Approved**

- ii. Nathan Vanatta has been paid for mowing our common areas which is above and beyond what a typical Director would do as a volunteer helping with HOA management. Discussion of Bylaws Section 8.04 Compensation. *“No Director shall receive compensation for **any** service he may render to the Association. However, any Director shall be reimbursed for his approved expenses incurred in the performance of his duties.”* Discussion on an understanding there must have been an earlier vote to allow this because Nathan has been mowing common area for many, many years. Richard asked for more information on prior vote to allow compensation for non-administrative services, AKA services unrelated to running the board.

Motion to table: Joe Agee  
Seconded by: Chris Fusco  
Vote: 3 In Favor, 2 Opposed  
**Action:** **Tabled and Joe Agee agreed to look for more information on an earlier vote for next meeting.**

c. Future Protective Covenant amendments

- i. Requirements for storage of Boats, trailers, campers, vans, or trucks is unclear. Discussion of Protective Covenants, Article 6, Section 2 Improvements, Setbacks and Use Restrictions Subsection Q – *“No camper or boat shall be permitted on any lot unless **screened from view or adjoining lots, streets, and the common area or approved by the Architectural Committee.**”* Discussion of Protective Covenants Article 6, Section 6 Nuisances and Unsightly Materials – *“Boats, trailers, campers, vans, or trucks of any kind may be stored in **enclosed areas only** and must not be visible from neighboring Lots, streets, roads, or Common Areas.”*

Motion to form new committee by: Joe Agee  
Seconded by: Richard Iacovelli  
Vote: All In Favor, None Opposed  
**Action:** **Approved**

- ii. Chickens were not discussed.

Motion to table: Joe Agee  
Seconded by: Chris Fusco  
Vote: 3 In Favor, 2 Opposed  
**Action:** **Tabled**

d. Budget Vote

Votes counted: 15 votes to approve, 0 votes to reject.

**Action:** **Budget Approved**

e. Board of Directors Vote

Votes counted: 15 votes for Chris Fusco  
15 votes for Nathan Vanatta  
15 votes for Joe Agee  
0 votes written in

**Action:** **Incumbents reelected**

f. Walk On Topics

- i. Discussion on Nathan Vanatta's mowing fees. Nathan has never increased his fee to the HOA for his services since he started mowing for us.

Motion to increase Nathan's compensation 10%: Dan Spence  
Seconded by: Joe Agee  
Vote: 10 In Favor, 1 Abstention  
Action: Approved, Nathan will bill the HOA 10% more in 2024

- ii. Betty Allen questioned the HOA adding Speed Humps to BC.

Action: Joe Agee agreed to call County Commissioner to inquire.

- iii. Richard Iacovelli made a motion to form a new committee for common area. Discussion by all on ideas and obstacles. Richard stipulated there are concerns and these would be things the committee would discuss.

Motion to form new committee by: Richard Iacovelli  
Seconded by: Catrina Iacovelli  
Vote: 6 In Favor, 4 Opposed  
Action: Approved

VII. Adjournment

Motion to adjourn: Chris Fusco  
Seconded by: Richard Iacovelli  
Vote: All In Favor, 0 Opposed  
Action: Meeting adjourned at 7:52