



General Meeting Minutes, April 8, 2024

I. Call to Order

Time: 7:05 pm April 8th, 2024, held at the American Legion Hall, Gallatin, TN.

By: Chris

Seconded By: Richard

II. Roll Call

Member	Position	Attending
Chris Fusco	President	Yes
Laura & Tom Fillingim	VP	Yes
Richard Iacovelli	Treasurer	Yes
Catrina Iacovelli	Secretary	Yes
Joe Agee	Member	Yes
Jose Mendez	Member	No
Nathan Vanatta	Member	Yes
Trenice Holbert	Resident	Yes
Chad & Dena Eviston	Resident	Yes
Betty Allen	Resident	Yes
Sharon Spence	Resident	Yes
Gayle Leach	Resident	Yes
Heather & Jacob Holland	Resident	Yes

III. Minutes from last meeting

Read by: Catrina Iacovelli

Motion to approve by: Richard

Seconded by: Chris

Vote: All In Favor, None Opposed

Action: **Approved**

IV. Treasurer's Report

Report read by: Richard Iacovelli
Motion to approve by: Joe
Seconded by: Chris
Vote: All In Favor, None Opposed
Action: **Approved**

V. Old Business

- a. HOA Signage on BC and 109
 - i. Nathan has added flowers to the planter and will water as needed.
 - ii. Solar lights proposed installation: Solar panels on a short pole adjacent to the sign with two spotlights mounted on concrete.

Discussion: Nathan's flowers look nice. Richard asked Nathan to submit expenses for reimbursement. Richard will help Nathan put the "Bending Chestnut Dr." street sign back in the ground on the corner. Gayle asked for permission to paint the silver planter to match the copper in the sign – all agreed that would look nice.

Action: Nathan to submit expenses, Gayle to paint planter, Richard to pursue more substantial lighting.

- b. Website security updates and new functionality (calendar, archive for prior meeting minutes, contact BOD form)
- c. Committee for Bylaw and Protective Covenants Review – not convened yet.
- d. Committee for Common Area – not convened yet.

VI. New Business

- a. Snow Removal

Discussion: Catrina gave summary of conversation from the Jan Facebook Posts
This is what I learned from Road Commissioner Steve Murphy, who is responsible for maintaining roads.

1. Snow removal needs to be pro-active, not reactive. Meaning, we need to get a plow out here and salt BEFORE people drive on it and pack it down. It's not recommended to wait and see if it's bad enough to plow. By that time we've missed it and might as well just let it melt.
2. Salt is going to eat up the road and cause potholes, no way around that. Also need to make sure whoever we get to plow is good and taking their time. Not someone whose going to rush through and chew up the road.
3. The county will basically never ever plow our road, ever. The weather doesn't get bad enough often enough for the county to invest in additional equipment and people to handle ANY subdivision roads. They focus on highways and main through-fares and they are working around the clock just to get that done. We are not even on the list to clear eventually when it's really bad out. They also won't plow Spence Creek with all those homes because "subdivision".

4. We are not a designated county bypass for 109. Bates / NW Williams is considered the major through-fare so that's why it's cleared.

5. The county will never let us or anyone else put in speed bumps, despite the fact they will never plow in here. The county wants smooth roads. It's a liability and other emergency vehicles need to be able to get in/out. Other subdivisions closer to MJ that do have bumps got permission from the city, County will not allow it.

Discussion: Betty asked about potholes and who's responsibility that would be – County is responsible for maintenance. Discussion on how we might handle any kind of snow removal. Since this has the potential to be complicated, before moving forward, all agreed we should poll the neighborhood and ask what people thoughts/feelings are on snow removal.

Action: Catrina will send a letter asking the neighborhood.

b. Walk On Topics

i. Chris Fusco suggested a community yard sale.

Action: Heather Holland will post on FB Group site to see if there is any interest.

ii. Trish Fusco suggested a trash pickup field day.

iii. Heather Holland asked if we can add email blasts to the website?

Action: Catrina will add this to the wish list for the website improvements.

iv. Nathan asked about drainage behind the homes on his side of Bending Chestnut. Per Joe Agee, his understanding is that low point runs the length of the street behind all the homes and it's necessary for proper drainage in the neighborhood. Disturbing that could cause potential issues for one or more lots.

VII. Adjournment

Motion to adjourn: Chris Fusco

Seconded by: Chad Eviston

Vote: All In Favor, 0 Opposed

Action: Meeting adjourned at 8:06pm