

BENWOOD HOMEOWNERS' ASSOCIATION, INC.  
P.O. BOX 6010, CLEVELAND, TN 37320-6010  
[benwoodhoa@gmail.com](mailto:benwoodhoa@gmail.com)  
July 11, 2024

**Call to Order:** 06:35pm

**Quorum:** 4

**BOD Members in Attendance:** President Deb Drake, Secretary Rhonda Hazlett, Jenny Lawson, Jim Gillespie

**Absent:** Beverly Spires, Tawnia Laconca (neither has been replaced)

**Additional Attendees:** John Schopper, Brian Brnik, Kevin Nordsby

**Minutes:** April 30, 2024 read and approved via email

**Old Business** Yard sale successful, no 4th of July Parade d/t only six homeowners indicated interest. Great neighborhood turnout for the Casey family fireworks!

**Review New Agenda:** read and approved: 1\*JL, 2\*JG

**Business:**

**Deborah will report on:** 1) most recent AR SUMMARY, still believe 5% is not enough.  
2) projected Budget discussion with Michael Phillips, financial manager, also need to know what overdue dues were collected at closings for 311 MacMillan (Rusty Norris). Also, 116 MacMillan (Fitzgerald). Ask if there is an electronic payment method he would be comfortable having the homeowners to use for payments.  
3) Riverside (Travis Mull) contract, both a)general & b)specific to sprinkler system. Approved and passed, 1\*JL, 2\*JG, will advise Michael of payment plan. Contract will run from May 1st to April 30<sup>th</sup>, 2025. Total \$3660/yr, or \$305/mo.

**Jenny will report** on her discussions with title company and lien processes and any recommendations she has. Ans: Title companies no longer want to perform liens. They suggest getting a lawyer. Deb and Rhonda will go to the Register of Deeds Office July 18<sup>th</sup> to inquire at the possibility of the HOA performing as preparer of the liens.

Move forward with study of liens. 1\*JL, 2\* JG

Address subdivision concerning raising dues to \$125 per year. 1\*JL, 2\* JG

**Add query to FB for September Yard sale**, done, deadline August 15 for a September Yard sale.

**Additional Discussions:**

**Halloween:** Brian inquired if he could put up cones/signs and try to direct traffic to get around the corner past his house before trying to park. Officers would not be available for that event. 1\*JL, 2\*JG

Rhonda to provide letters that HOA has drawn up to address restriction violations. These were done several years ago. With those letters in hand, I believe it is important that we as a board determine the 'official policy' of deed restriction enforcement. I will bring an outline for review to the meeting. Draft of letters are on file.

**Fines:** This item was discussed but without a structure to go by and how to address grandfathered issues, a resolve was not found.

**ARC:** Rhonda to report: No ARC requests.

Board members shall discuss moving forward with Deborah (President) and Rhonda (Secretary) stepping down as officers.

Election of both offices and seeking involvement of other homeowners.

Kevin Nordsby has expressed an interest in being on the board. We will elect him at the annual meeting.

Annual HOA MEETING will be held in November. Date/time/location? Should we give a membership away to one homeowner who is present at meeting? Tabled. This notice would go out in October letter/dues invoice.

**Adjourned: 8:20pm**