



HOA 1st Quarter Meeting Minutes February 22, 2024

Robert Olson called meeting to order at 6:07pm.

Robert thanked individuals for flag donations from residents.

He asked everyone to introduce themselves, their address and year moved to Oakwood.

Stacy Gooding went over the new website and specifically went over our Bylaws.

Patricia Corazao gave the 2023 4th quarter Treasurer's Report. A motion was made to approve the report by Stacy Gooding and seconded by Robert Olson, passed by all members in attendance.

Stacy Gooding read the minutes from the September 2023 meeting. A motion was made to approve the Secretary's Report by Patricia Corazao and seconded by Robert Olson, passed by all members in attendance.

Old Business:

- Communication – Patricia. She thanked volunteers that went door to door to collect email addresses for communication purposes. And asked for residents to make sure they are subscribed to receiving our emails by completing the form on the website. She also noted that our covenants have expired, have been removed from the website and to refer to Williamson County for county codes.
- Front Entrance – Patricia discussed the stone wall repair. Mark Booker, Robert Olsen and Patricia Corazao for collecting quotes for the repairs, working with the insurance company and replacing the landscaping that was damaged. and getting the repairs made so quickly. Castaneda masonry for removing the damage and installing the new wall so beautifully.
- Christmas Decorations – donating, putting up and taking down – Matt McCurtie, Debbie and Gary Cornett, Larry and Kelly Halbert, Patricia and Casar Corazao, Gordon Anderson



New Business:

- Stacy Gooding gave dates for our quarterly meetings for 2024 – April 11, July 11 and October 10 as well as a front entrances spring cleaning date of Sunday, April 21
- Robert Olson asked for volunteers for Nominating Committee – Julie and Kelly volunteered
- Patricia went over the 2024 Budget – Monthly expenses and projects were discussed
 - Curbing at Henpeck entrance – motion was made by Stacy Gooding to table in order to get an additional quote from resident Brad Davis, seconded by Robert Olson and passed by members in attendance.
 - Henpeck wall repair is very costly and suggested as project to complete in next couple of years. Charles Thomas offered to contact his mason and will get an additional quote.
 - Electricity at entrances. Charles Thomas offered to investigate the electrical at the entrances while he has his mason looking at the wall. One resident mentioned the importance of electricity because flags must be illuminated at night.
 - There was a mention of signs at the entrances for meeting dates. Gordon Anderson offered to get pricing for metal signs

Questions/Comments

There was a question about our covenants. It was explained that the covenants were not enforceable, nor were they enforced by the voluntary HOA. The covenants referred to county codes for an individual's property.

The next question was to explain the difference between a mandatory HOA and what our HOA does, pros/cons. Stacy Gooding explained that mandatory HOA's, like Sullivan Farms, are run by a property management company that enforces rules like maintaining your lawn, asking permission to make changes to your home (painting, fence, pool etc). Our HOA is voluntary and the purpose is to keep our street lights on, maintain our front entrances and determine how money is spent on other projects for the neighborhood. Charles Thomas said that we are in legal jeopardy and need to speak with an attorney about how we are operating and that "we don't know what we are doing". He went on to explain that Tennessee has laws that HOA's must operate within and that we are not operating within those laws. It was explained to him that we are a legal entity that is filed with the state of Tennessee and we are operating as a voluntary HOA. A comment was



made that we should not refer to ourselves as a Co-op as that is term for condominium, town house communities.

There was a question about voting rights and can non-paying members be able to vote – and the answer was according to our bylaws only paying members can vote.

There was a comment/concern/questions regarding the Crossway Property development. The zoning has changed where the front half of the property is now owned by Fellowship Bible Church and the second half will be developed as a neighborhood with 35 homes on 30,000 square foot lots. The only access for the homes will be through Oakwood – Bowman to Castlewood to Crossway Drive. Patricia said that from her understanding the property can't be developed because of environmental issues. Brad Davis and Charles Thomas indicated that the property has been annexed into the city of Franklin and the developers will be able to meet the codes necessary to move forward with building. Patricia suggested that we have someone from the city come to one of our meetings to discuss the development and how it will affect our neighborhood.

Final question was do we know which fire station responds to emergency calls for our neighborhood. The answer was the fire station that is by the Ag center. It was suggested that we put that information on our website.

Robert closed the meeting by thanking everyone that attended. He adjourned the meeting at 7:55pm.