

Puckett Station Homeowners Association
Board of Directors Meeting
October 16th, 2025
Puckett Station Clubhouse

CALL TO ORDER- Establishment of Quorum:

The meeting was called to order by Board President, Brandon Russell at 6:08 p.m.

A quorum was established with the following directors present: Brandon Russell, Curtis Sawyer, Mat Monson, Butch Stanford, and Jonathan Sauls.

Kelsey Ware represented the management company Timmons Properties and took the minutes for the meeting.

MINUTES: July 17, 2025—The Board reviewed the last meeting minutes completed by Ghertner. Brandon made a motion to approve the minutes. Mat seconded the motion. The motion was carried unanimously.

FINANCIALS: September 2025- The Board reviewed and discussed the September financials. Brandon made a motion to approve the financial report. Curtis seconded the motion. The motion was carried unanimously.

OFFICER ELECTION: Brandon made a motion that all board members remain in the same offices. Butch seconded the motion. The motion carried unanimously.

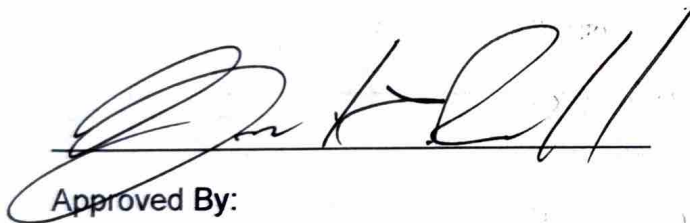
BUSINESS DISCUSSED:

- **ARC/Property Standards:** The Board discussed current ARC projects and decided that all homeowners should submit ARC applications for any exterior changes, even if they are unsure whether one is required, to ensure proper documentation.
- **Pool Clubhouse Maintenance:** The Board discussed the condition of the pool pump room and agreed that updates are needed. The Board will follow up with Danny to schedule another on-site meeting to discuss cost-effective solutions.
- **Yard Sales:** The Board discussed community yard sales and noted that, per city regulations, the community may hold two 2-day yard sales annually. The discussion was tabled until the next meeting, and the Board approved the yard sale scheduled for this weekend.
- **Invoice Approvers:** The Board agreed that Brandon and Butch will approve invoices. Kelsey will set up accounts for them in StrongRoom.
- **2026 Budget:** The Board thoroughly reviewed and discussed the proposed 2026 budget, making adjustments and suggestions based on their experience over the past year.
 - **Transfer Fee:** Kelsey and the Board reviewed the benefits and logistics of implementing a transfer fee for new homeowners. Mat made a motion to add a \$250 transfer fee. Butch seconded the motion. The motion carried unanimously.
 - **Social Committee:** Brandon motioned to increase the social committee budget by \$500-\$1,000. The Board discussed the proposal, and Curtis seconded the motion. Mat, Butch, and Jonathan opposed. The Board agreed that if the social committee wishes to exceed their budget, they must submit a request for approval. The social committee budget will remain at \$2,000.

- **Pool Committee:** Brandon proposed adding a budget for the pool maintenance committee to spend on small items. Curtis seconded the motion. Mat, Butch, and Jonathan did not approve the addition of this budget.
- **Pool Contract:** Kelsey will contact Greater Nashville to discuss the 5.3% increase listed on the contract, as the proposal had indicated a 3% increase. The Board also asked Kelsey to see if GNP would be willing to do less of an increase, due to their loyalty.
- The Board confirmed that HOA dues for 2026 will not increase and will remain at the current rate. A broadcast email will be sent to all homeowners, except for the four who do not have an email address on file.
- **Past Invoices:** Kelsey will review past invoices paid to Ghertner for pool maintenance, telephone and internet, and irrigation, as some items lack supporting information.
- Kelsey will finalize the budget and provide it to the Board by next week.

ADJOURNMENT:

With no further business to be discussed, the meeting was adjourned at 8:59PM.


Approved By:

2026-01-15
Date: