

Lakemoor Hills Homeowners Association Meeting
Minutes – November 15, 2016

President Sharon Gerkin opened the meeting at 7:05 pm indicating that the KUB program would be covered first before other agenda items.

Program (C.L. Overman) – C.L. introduced Paul Chapman, the new KUB liaison with LHHA. Paul indicated that the presentation would be divided into three sections. He began by providing a general overview of the Lakemoor Drive water line replacement project indicating that good communication on the front end will be key to project success. Bill Grady, KUB Engineering, then described the scope of the project and that Pipeline Construction had been contracted by KUB to perform the water line work. The project will begin around November 15, 2016, and is expected to be completed by the end of February 2017. Residents will be given door hangers 48 hours in advance of planned water outages necessary to tie into existing water lines. Any concerns can be voiced to Massamba Fall (705-3501). Massamba then briefly covered energy ideas on how to lower bills. (See attached handouts on water line replacement project and ideas for saving energy).

Welcome Committee (Geri Mulligan) – Geri reported that the welcoming committee has visited three of four new families in the neighborhood. She introduced newcomers present at the meeting for the first time including Heather Craig (Maloney), Nakim Malita/Anna Weinhold (Montlake), Erika Englehuff (Woodmere), Debbie and Carl Roach (Lynbrulee), Heather Whiteside (Montlake) and Dawn Thomas (Timberlake).

Minutes/Announcement (Barbara Houchin) – Barbara provided a summary of the minutes from the last meeting which are posted for review on the website. A motion to approve the minutes was made, seconded, and approved. She then announced that work is underway to update member information for posting on the website that includes sending out emails to non-members or people that have moved about a change in their status to inactive on the website. Barbara was available at the end of the meeting to answer any individual concerns.

Treasurer's Report (Tom Ingram) – Tom reported a beginning balance of \$6,460.38 with revenue of \$1,150.00 and expenditures of \$2,101.03 resulting in an ending balance of \$5,509.35. Expenditures were related to flyers/delivery, KUB, website management, Circle Lake tree removal, and administrative expenses.

Website and Facebook Update (Kathy Proctor) – Kathy discussed and demonstrated a “new forum” section on our website, lakemoorhillshoa.org, with sections for discussion set up around Alcoa Highway project, KUB, Emergency Response and Safety. She also discussed the Facebook page and indicated that assistance would be available at the end of the meeting to instruct and assist anyone having difficulties accessing the website or Facebook.

Alcoa Highway (Gene Burr) – Gene summarized current information available for the Alcoa Highway project. The roundabout for the Maloney Road interchange is expected to be completed by mid-2018 and 2019 for Montlake. Topography at Montlake lengthens the project with grade level of the roundabout at Montlake to be 30 feet higher than the level of the stone there now. A noise study completed in 2011 was used to make future traffic projections of a 5 decibel increase in the noise level (with average vehicle increase from 58,000 to 89,000 vehicles). The contractor has purchased properties at the end of Montlake up to Lynbrulee resulting in a project change that eliminates the retaining wall running along Montlake. Gene has asked for the noise impact of eliminating that wall. He indicated that an isolated residence cannot be used as a significant force for noise mitigation.

Beautification (Jim Gray) – Jim reported on the work of the beautification committee. Christmas decorating is encouraged with judging to occur December 19-21 and signs designating selected “well decorated” homes posted on December 22. Holiday bows will decorate street signs throughout the neighborhood and a community Christmas tree on the church grounds will be decorated. Upcoming projects include Keep Knoxville Beautiful Clean-up Day in late March prior to the Dogwood Trail. Dogwood tree planting can be done through the Bazillion Blooms initiative with trees available for purchase and pickup at UT Gardens.

New Business:

Road Safety/Speeding Task Force (Sharon Gerkin) – Sharon provided an overview of concern around speeding in the neighborhood and introduced Heather Whiteside who will be part of a new task force addressing the issue. Heather has developed a sample “contractor’s agreement” that pledges visitors working in the neighborhood not to speed or litter.

Bluff Point Project (Sharon Gerkin) – Sharon indicated that resident changes proposed to the Bluff Point median project have been approved by the day and night garden clubs. A motion was made, seconded and approved for these changes.

Hope for the Holidays (Dawn Thomas) – Dawn provided an overview of the program planned by the Stephen Ministry group at Lake Hills Presbyterian Church on Sunday, December 4, 2016, at 3 pm and encouraged anyone interested to attend this special worship service.

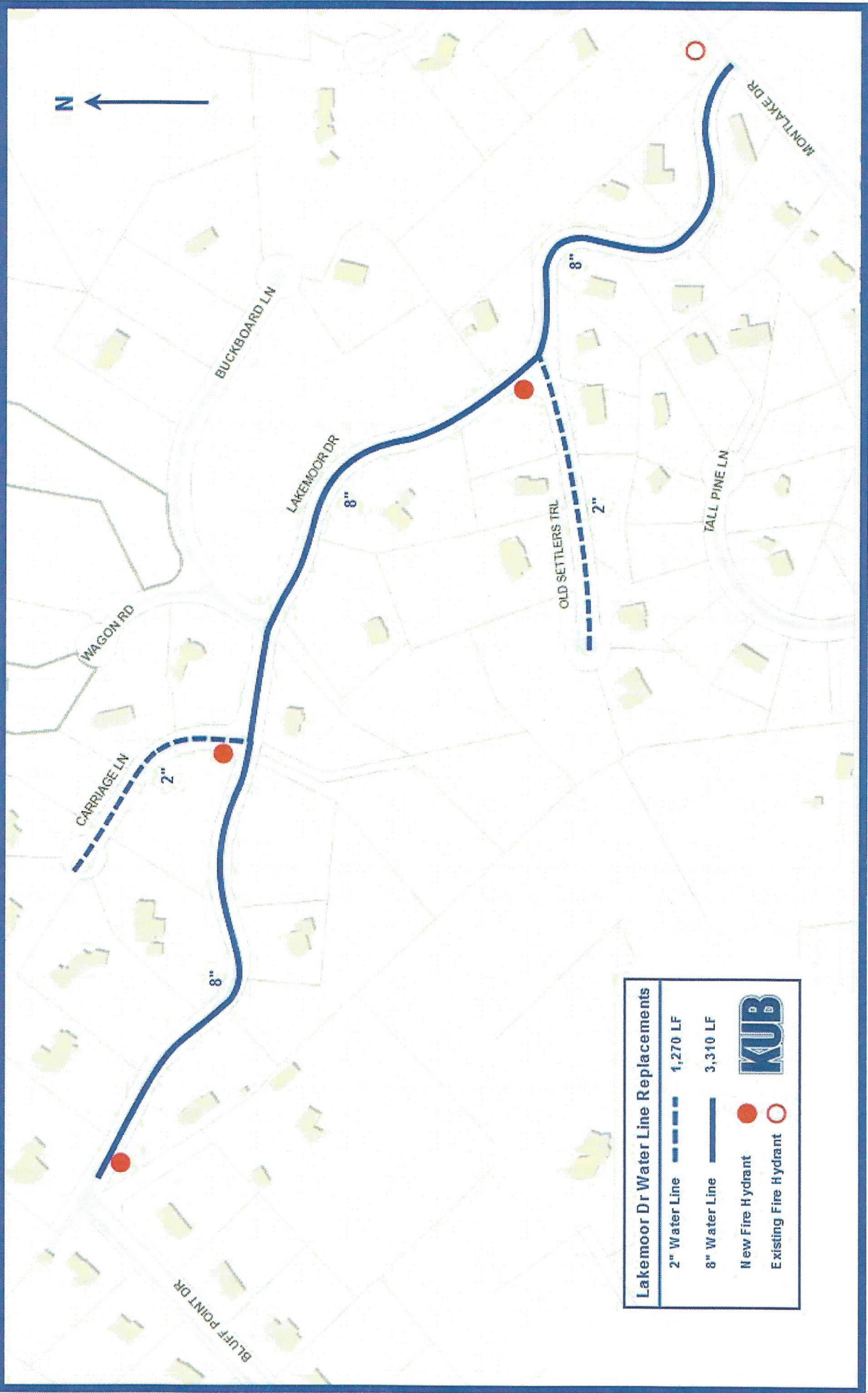
Announcement (Linda Haynes) – On behalf of Rosemary Burr, Linda stated that she was announcing that everyone was invited to the South of the Rivers Artist Show, the annual holiday open house at the Candora Marble Arts Building, on December 10 from 5:30-8:00 pm.

Announcement (Geri Mulligan) – Geri celebrated news that the Slaughters have a new baby - Jane!

Meeting adjourned at 8:15 pm.

Lakemoor Drive Water Line Replacement Notes

- Water line Installations include approximately 3,400 feet of 8" water line, 1,300 feet of 2" water line, 3 new fire hydrants, and 25 water service reconnections.
- Pipeline Construction has been contracted by KUB to perform the water line work. They are located in Knoxville and they have a very good track record with KUB.
- Construction Start – Contractor plans to mobilize equipment around Nov 15, 2016.
- Construction End – February 29, 2017.
- Construction Methods – Directional drilling and some open trenching.
- Typical one-lane road closures will be used during construction work hours. Lakemoor Drive will be fully reopened after the end of each work day.
- Planned water outages for water line tie-ins to existing water lines will be coordinated by KUB Customer Support. Customers will be notified by KUB at least 48 hours in advance by door hanger notifications before the planned water outage. Typical water line tie-ins take about 6 to 8 hours to complete.
- KUB Customer Support will be provided by Massamba Fall (705-3501). Please direct all questions and concerns during construction to Massamba and he will follow up within KUB as needed.
- Water line installations will be inspected by Matt Jones with KUB Field Services (320-3606).
- KUB Project Manager – Bill Grady KUB Engineering (558-2738).



Lakemoor Dr Water Line Replacements

2" Water Line	1,270 LF
8" Water Line	3,310 LF

New Fire Hydrant
Existing Fire Hydrant

KUB



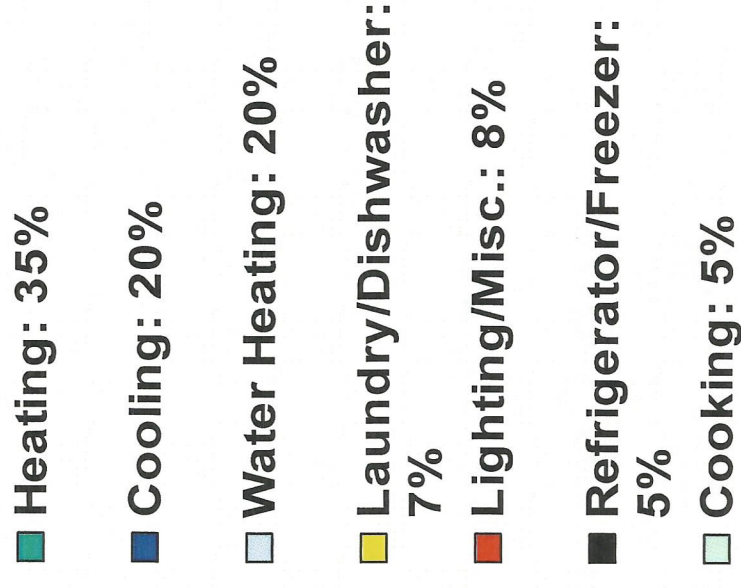
Let's conserve together.

Save Energy, Save Money

Three Main Factors Drive Heating and Cooling Bills

- The main factors that drive heating bills are
 - Weather
 - Energy costs
 - Customer usage
- KUB wants to help customers manage usage to lower bills
 - Money-saving tips

Where Does Your Energy Dollar Go?



What Does It Cost Each Month to Run a . . .

Freezer	\$12.71 = 144 kwh
Refrigerator	\$11.47 = 130 kwh
Space Heater	\$7.94 = 90 kwh
Electric Cooking	\$7.94 = 90 kwh
Ceiling Fan	\$4.76 = 54 kwh
DVR	\$3.26 = 37 kwh
Washer (cold water)	\$2.82 = 32 kwh
Desktop Computer	\$1.59 = 18 kwh
Dish Washer	\$1.24 = 14 kwh
Television	\$0.97 = 11 kwh

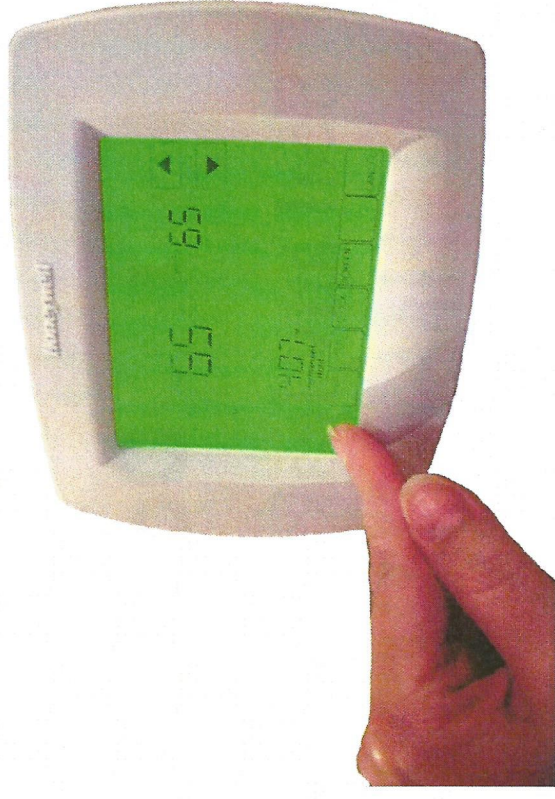
Don't Lose Energy

- Seal any leaks around doors and windows
- Keep the fireplace damper closed [unless you start a fire]
- Use an inflatable insulator in the chimney
- Use ventilation fans sparingly
- Add insulation around walls, floors, and ceilings



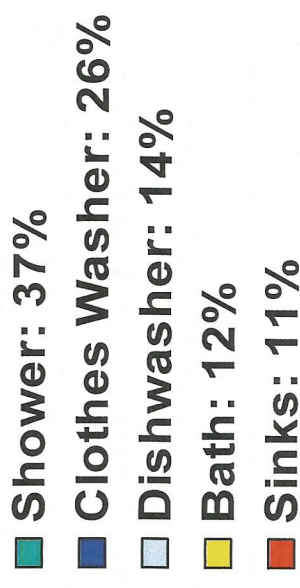
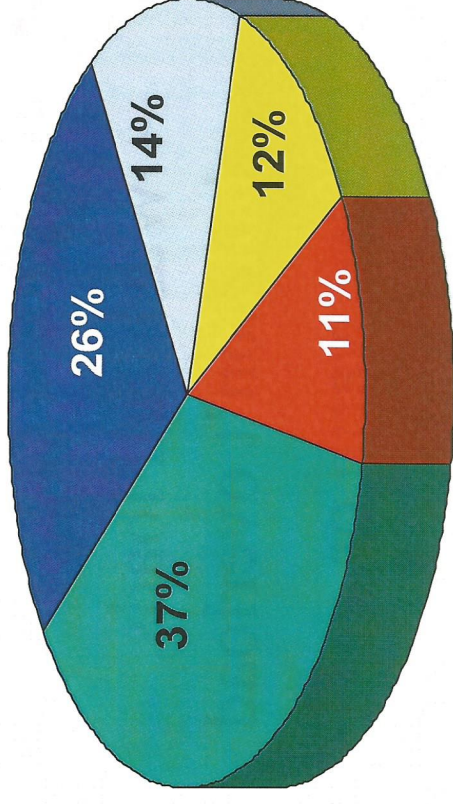
Heating Tips

- Set your thermostat for savings: Every degree decrease equals about 2-3 percent on your bill
- Don't pay to heat/cool an empty home
- Change your clothing, not the thermostat
- Keep filters clean
- Don't block air registers
- Clean ductwork, vents, and heaters
- Don't build a fire when the furnace is on
- Close the vent damper if the fireplace isn't being used



Water Heating Tips

- Lower the thermostat
- Repair leaky faucets
- Use cold water if possible
- Insulate water heater/pipes
- Use less water
- Install low-flow shower-heads and aerating faucets



Laundry Tips

- Washer

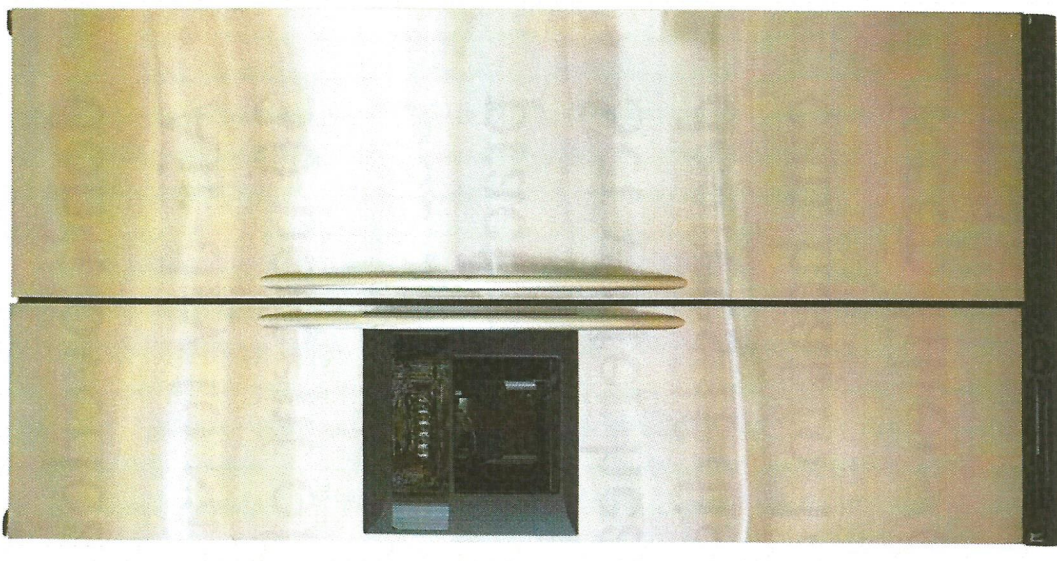
- Wash full loads, but don't overload
- Use warm or cold water
- Rinse in cold water
- Match water level to load

- Dryer

- Dry like-weight items together
- Clean the lint filter after every load.
- Dry full loads
- Don't over-dry
- Put the next load in before the dryer cools
- Keep outside vent clean.

Refrigerator/Freezer Tips

- Keep the door shut.
- Vacuum coils every three months
- Place away from heat sources
- Leave space around the unit
- Keep the freezer full
- Check door gaskets regularly
- Consider replacing units 10 years or older
- Consolidate/turn off extra units



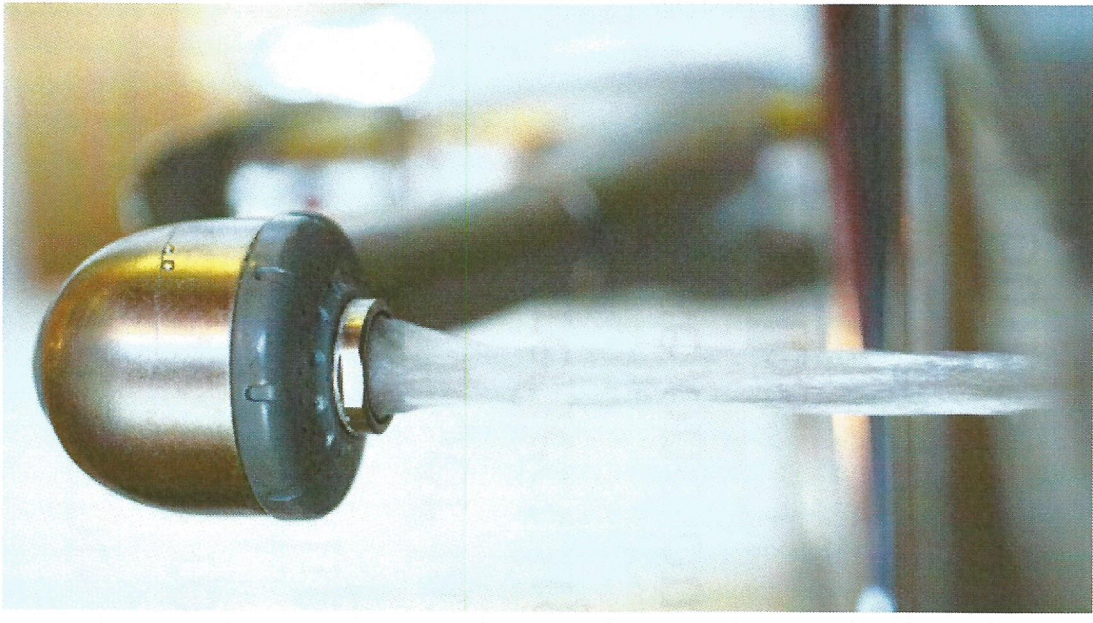
Dishwasher Tips

- Wash full loads, but don't overload
- Air-dry to save up to 30 percent of energy
- Use shortest cycle practical
- Set water heater at 120 degrees if dish-washer can heat to 140
- Keep filters/drains clean



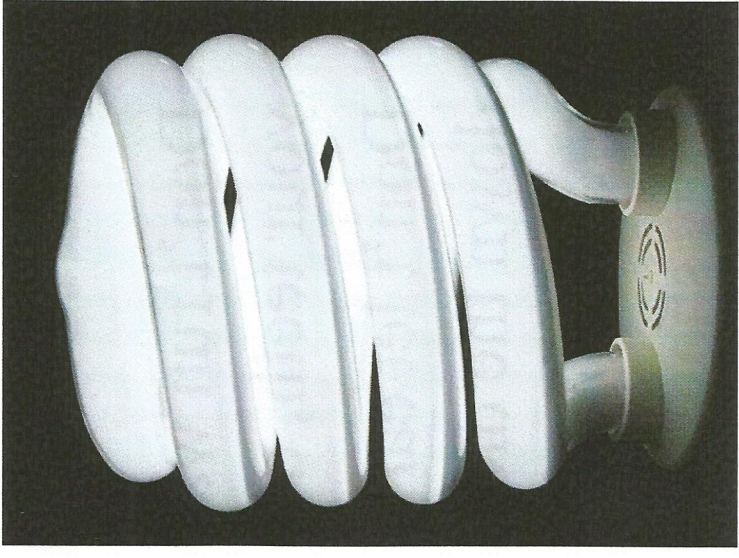
Water/Wastewater Savings Tips

- Don't run water while you brush your teeth, do dishes, etc.
- Don't let early cold water go down the drain
- Install faucet aerators and low-flow showerheads
- Fix leaky faucets
- Take shorter or "Navy" showers
- Don't flush water down the drain
- Minimize use of sink disposals
- Don't over-water your lawn



Lighting Tips

- Turn lights out when you leave the room
- Use task lighting
- Put floor lamps in corners to reflect light
- Use one bulb to replace several smaller bulbs
- Save money with compact fluorescent bulbs



More Money-Saving Tips

- Unplug electronics when not in use
 - Computers, TVs, VCRs, phone chargers, etc., use energy even when they're turned off
 - Stand-by power can be as much as 20 percent of home energy use
- Use power strips – you can turn several things off/on at once
- Buy energy-efficient products when you are ready to replace old ones
- Use your KUB bill as reminder to check your home for energy efficiency each month

Understanding Energy Costs

- KUB rates include the cost for purchased energy and delivery/system maintenance
- KUB buys natural gas all year to smooth out market swings
- KUB buys electricity from TVA (sole provider)
- TVA uses fuel cost adjustments (FCAs) to cover market costs to produce or purchase electricity
- KUB passes FCAs and natural gas market changes directly to the customer without additional markup