

**Lakemoor Hills Homeowners Association (LHHA) Meeting  
Minutes – September 17, 2019**

**President Mike Parker welcomed everyone and called the meeting to order at 7: 05 p.m.**

**Welcoming** (Suzan Bowman) – There were several new neighbors at the meeting. Cindy Connor Coughlin indicated that there are six households to be visited. Attending: Brad and Rachel Fugate who bought the Hill house on Montlake Dr., Sara Scott Wingo on Circle Lake Lane attended. Gene and Virginia Derryberry who bought the Mulligan house on Blow drive and their son and daughter in law live on Montlake in the Rudd home, and George Denninger who lives on either Manor Road or Manor Drive depending upon who you ask. Anne and John Bradley who live on Bluff Point Dr. were in attendance.

**Secretary's Report** (Suzan Bowman) – Barbara Houchin, previous secretary said that the minutes from the April 19, 2019, meeting were posted for review on the website and any corrections were made. A motion to approve the minutes was made by Debbie Al Asseer, seconded by Tom Finger, and voted to approve.

**Treasurer's Report** (Jim Kincaid) – Jim reported on 4-16-2019 the balance was \$17,337.00. The current balance is \$20,339.00, which includes \$8,147.00 in funds, designated Sip and Snoop and restricted to Alcoa Highway beautification. We received a \$250.00 donation to the Alcoa Highway Beautification Council fund. We received \$515.00 income to the general fund. Membership income to date for 2019-2020 is \$3755.00. Total income since April 16 is \$4745.00. Our expenses were \$1693.00 for the period. Total gain for the period is \$3051.00. A motion to approve the financial report was made, seconded, and approved.

**Membership** Dues are due now. \$25.00 payable to Lakemoor Hills Homeowner's Association. Jim Kincaid, treasurer takes the dues. Mike Parker encouraged the group to ask their neighbors to join the LHHA. The LHHA has accomplished many great things in the years since its activation and together we will continue going forward and making a positive impact for the neighborhood. Dues can also be paid on-line now as well.

**Sip & Snoop- (Suzan Bowman) October 13, 2019.** The third annual sip and Snoop is coming together. 4.5 homes this year: Slavin's, Rasmussen, McLaughlin, Coughlin, and Verdeaux. Tickets are \$40.00 per person and are on sale now. Registration is at 1:30 and will end by 5:30 p.m.

**Security Cameras and Emergency Response Team** (Bob Proctor) – [lakemoor.hills.ert@gmail.com](mailto:lakemoor.hills.ert@gmail.com).

Bob Proctor, Chair of the Emergency Response Team (ERT) and John Haynes, member of the ERT, have investigated two camera systems for use in the neighborhood. Each system has a strength and weakness. He outlined the two systems; Vigilant and Flock, to those in attendance and discussed the cost of each.

The current cameras at the entrance of the neighborhood at Alcoa Highway and Montlake Dr. will be relocated to the corner of Craghead and Montlake Drive. There is an existing camera at Ginn Road and Maloney Road. It is an old camera and needs to be replaced. Bob explained that there will be a new camera at the corner of Alcoa Highway and Ginn Road at the Veterinary Clinic. This new camera will protect the folks residing in Ginnbrook as well as the new construction at Ginn and Maloney Road.

Bob stated that both systems are license plate reading systems. When a person enters or exits the neighborhood, the camera captures the license and sends it to the Sherriff's department database of

known suspect cars, stolen cars, etc. If you can provide a timeframe after an event, the system can pinpoint all cars entering or exiting around that time. These systems work both day and night. Bob Proctor, John Haynes, and Mike Parker have taken the training and have the ability to look at the tags now. One neighbor mentioned that since we have had the signs about the cameras that our crime rate has been very low compared to the neighborhoods across the river.

The Vigilant system has a contract with the Knox County Sherriff's Department (KCSD) and our camera would feed license tag information to KCSD and Knoxville Police Department (KPD) in the near future. UT Hospital and UT campus is considering these systems from Vigilant. Once the cameras are up and running, they are self-sufficient. We do not have to do anything to them. Everything is real time. For example if a stolen car enters the neighborhood, the camera will immediately notify the KCSD and Knoxville Police Department, that the car is in the neighborhood. The KCSD and KPD then decide if they want to come into our neighborhood to pursue the car. We also tell Bigilant how long we want them to keep the data in their system. This system is also less expensive than the Flock system.

These companies require a three-year contract for services. Vigilant is \$7000 less than the Flock system over the three-year period and the yearly maintenance is less expensive than Flock. Vigilant donated the two cameras that we are currently using at Montlake Dr. and Alcoa Highway which was a \$5000 donation. They did this because we allowed them to Beta test their systems and the cameras were upgraded after the test. Bob said that UT Hospital and UT are also considering the Vigilant system.

There has been discussion about non-members of LHHA paying a fee in order to have access to the information on the cameras. The total cost for Flock is \$24,000 for the three-year contract.

Vigilant total first year cost is \$17,000. Each year thereafter is \$4000 for system access software and camera updates. The contract guarantees that the price will never go up over 4% per period for the contract. Bob said that after one year, the LHHA will own the equipment.

John Haynes said that he thinks this system is state of the art and LHHA should seriously consider it. He stated that it might take dues increase to pay for the system. One member suggested that if a non-member wants to use the data on the cameras then they should be charged \$25 and become a member of the LHHA.

John Haynes made a motion to raise the dues to \$50 per year to continue indefinitely to cover the cost of the camera and to get the system up and running. The motion was seconded by Tom Finger. Discussion was held.

Questions:

When will it be implemented and how will it be coordinated with the dues that have already been paid. 240 current paying dues out of 450 residents The suggestion was made to notify everyone in the neighborhood about the possible implementation of the new camera systems and allow every one to come to the meeting and voice their opinions.

John Haynes withdrew his motion to vote for a dues increase.

Tim McLaughlin mad a motion to table the original motion and take it up at the November 19 meeting and that motion was seconded by Bill Terry.

After much discussion, the decision was made to send a letter to each homeowner in Lakemoor Hills about the camera system asking them to donate money for the purchase of the cameras in lieu of a dues increase for current homeowner members. Bob Proctor agreed to draft the letter and Jay Gullede

volunteered to review the letter to help market the cameras. The consensus was to send the letter out letting homeowners know that a vote would be taken at the November meeting to purchase the system. Bob indicated that the LHHA has the money now to buy the cameras without raising the dues but thought the group should discuss whether to pay as you go and consider raising the dues for next year.

Who pays if a camera is vandalized?

Who pays if a camera fails?

Is the maintenance fee taxable?

The comment was made that if you join the LHHA and get a reduction in the cost of your trash service pick up from Waste Connections, the reduction in the cost of your trash pickup actually pays for the cost of your dues.

The comment was made to send out a flyer about the cameras and encourage people who are not current members to join the LHHA so that more members would join and the membership dues would not have to be increased.

One comment was made to have a gradual dues increase rather than a 100% dues increase.

The question was called and members voted to table the decision until November after notifying the neighborhood about the issue. No opposition to the vote.

### **Alcoa Highway Update** (Mike Parker and Gene Burr)

Mike went over the results of the 4-hour Charrette workshop that was held in August with the East Tennessee Community Design Center. There were four groups that each took a section of the 1.4 mile commercial stretch of the highway and designed possible scenarios for development including restaurants, grocery store, dog park, medical offices and multi-use housing that is pedestrian, bicycle, and golf cart friendly for greenways. Mike said that there were developers there as well. Alcoa Highway is a scenic highway and there are controls on what can be done with signage. The area is designated as a Federally Designated Economic Incentive area. Part of the development of the road way is a focus on lights directed down to avoid light pollution. The charts from the workshop will be posted on the website.

Gene Burr stated that the City is donating \$140,000 for landscaping for the Phase 1 landscape project. He said that trees may be donated by the Tennessee Agriculture Grant program. He stated that North Carolina is a model for interstate landscaping and we are studying their design efforts. The LHHA has been in the lead for looking at the design of the corridor and since we have enlisted UT, UT Hospital, the research center, etc. Mike encouraged the attendees to think about developers that you know and let them know about the future development opportunities in this area. The developers who attended the workshop said that development will happen and we want our voice heard during the process.

### **New Business**

A resident noted that Manor Road is also called Manor Drive. He asked if anyone knew the correct designation of that road/drive?

### **Text Alert System**

This is a one way push that notifies only the people who have signed up for the system, that there is an emergency in the neighborhood such as an active shooter, or a tree down across a main road, etc. This is not a two-way communication system.

### **Other Announcements**

A motion was made to adjourn and seconded. Next meeting is November 19. Featuring Communication update for Website and Emergency Text system for the neighborhood.

**Meeting adjourned at 7:35 p.m.**

Attending:

George Denninger  
Lynn Klienfelter  
Roy Biberdorf  
Sara Scott Wingo  
Anne and John Bradley  
John Haynes  
Mike Mailahn  
Malcom and Holli Rogers  
Dawn Thomas  
Alan and Julie Guenther  
Dick Graf  
Heather Craig  
Beth Dance  
Jay Gullledge  
Erika Engelhaupt  
Bill and Jenifer Terry  
Ford Little  
Virginia and Gene Derryberry  
Amelia Crofwell  
David and Kristin Bianconi  
Beth Sark Rogez  
Debbie AlAseer  
Tom Finger  
Gene Burr  
John Witherspoon  
Jim Gray  
Paul Howard  
Bob Proctor  
Barabara Houchin  
Forrest and Susie Orr  
Mark Grayson  
Marta Vandergriff  
Tim McLaughlin  
Brad and Rachel Fugate  
Tanya and Buz Copeland  
Randy Kerns  
Suzan Bowman  
Mike Parker  
Jim Kinciad



