**Chips Crossing Homeowners’ Association**

**Board of Directors Special Meeting Minutes**

6:30 P.M., Monday March 6, 2023

8649 Denmark

**Board Members Present Non-Board Members Present**

Janet Penn (Vice President)

Betty Haas-West (Secretary)

Caroline Jones (Treasurer)

Matt Ehler

Joy Fender

Lisa Phillips

**Board Members Absent:**

James Gronewald (President)

Bill Clements

Jim Courtney

**Call to Order**

Certification of quorum and meeting called to order by CCHOA vice - president Janet Penn 6:30 PM.

The purpose of this called meeting was to discuss our current road and roofing issues and the costs associated with each issue. Joy Fender has talked to or met with several persons and her notes are as follows:

**GeoServices LLC Recommendations**

1. Fix the sunken place in the road and if storm drain is broken in that spot, cut out and replace that section while we have the road dug up.

2. Clean out around the drain pipe where it runs into stream near pool. (You can see the muddy water running from our broken storm drain into the clear stream coming from up the hill, but you can’t see the pipe the muddy water is flowing from).

3. Get ALL utilities marked, not just around sunken spot on Norway St. so we can hire a company to come run cameras through our storm drains and find out where all the other breaks are. We have storm basins with no water in them after last night’s hard rain. He said this was a great morning to come out to assess because of the storm last night. The camera will cost about $2,500 per day and we’ll need to budget for 2 days. Here’s the number to arrange for a camera.

This guy is in Knoxville, but he has to arrange for the camera to come out of Charlotte.   GPRS, Ryan Catlett  865-206-7639

4. The spot on Denmark where the WKUD truck fell through the road has water running into the gravel filled hole and not making it to the storm drain. He recommended getting some cold patch and patching if WKUD isn’t coming out for a while. It’s only adding to the erosion under Denmark and behind. The storm drains (appears to be two) under Denmark aren’t draining properly. It appears that either the drains were never connected properly or are completely broken.

He suggested we call Knox County Public works first, NOT alert them to our problem and say we are looking to do some improvements in the neighborhood and want to know who owns our storm pipes. (We may know that already.)

5. That brings me to the large erosion behind Denmark within the fenced area. He was VERY concerned about the amount of water flowing around the storm drain and not through the storm drain. We need to call Knox County Engineering and tell them about the drainage/erosion problem and that it is quickly encroaching on someone’s home. According to Terry Finnerty, that is a part of the property we sold to the county when they were planning for the new road. He said we might get lucky and have them actually care, but it’s a long shot. At the very least, we need to inform the people who own homes that will be impacted. Us putting up a fence with a Danger sign gives the appearance that we know there’s a problem and we’re working on it. Those homeowners may not realize that is not even our property.

GeoServices agrees with what we were told by WKUD that most of the problem is coming from our storm drain pipes, not our aging water pipes.

**Knox County Stormwater Compliance**

David Willett

865-215-5800

David sent forms which I filled out and returned to obtain a drawing of our storm drainage system. These were submitted by Carlton when building Chips Crossing. Because the system is private, there are no schematics of our storm drainage system on file.

**Chris Dixon**

Storm Drain inspector Knox County

865-599-2416

Chris will take a look at our situation and get back with us on recommendations. I’ve explained flooding of units since Reagan Woods was built and that our storm drainage system continues to be overwhelmed as more and more water seems to be directed our way. I made him aware of dip in the road at 8453 Norway St. and the erosion behind 8664 Denmark Street.

**Tennessee Department of Environmental Conservation**

(865) 594-6035

Michael Swanger

Resource Scientist

(865) 364-9505

Our drainage system runs into Meadow Creek. Any named body of water is managed by TDEC. If anyone would have grant money to help us, it will be the State, not the County…unless thecounty comes back with some miraculous answers.

**Hazard Mitigation Assistance Grants**

https://www.fema.gov/grants/mitigation

The board discussed all of the information provided by Joy and decided our first priority is to find out about and get fixed the drain pipe between the homes on Denmark since that is where all of our storm water empties. At this point, we are waiting for the County Inspector to come out and then get back with Joy about his observations.

The drainage culvert behind the homes on Norway needs to be cleared all the way to the drain pipe behind the pool. We may also need to hire a company to inspect all of our storm drains to find out if they need replaced or repaired and at what cost.

We will also pursue the possibility of getting a grant to help with the storm drain and road work.

Susan Ehler is waiting on a callback with an estimate of what repaving our roads will cost.

We also discussed the continuing need to repair roofs versus replacing them.

All of this work will probably cost between 2.5 and 3 million dollars, which we do not have. Caroline has talked with several financial persons and because we have no collateral, we would not be approved for a loan. That means that we will have to come up with the money by raising dues or a by doing a one-time assessment. Ideally, the board would like to prevent this being an issue again in twenty years is not going through this same thing. However, after some quick calculations, we determined that would mean raising the dues to approximately $275 month, which will never work.

After much discussion, we determined that we are at a point of having to try to get our dues raised to $158 per month. Betty will work on a draft of a letter to be sent to all homeowners detailing the issue. Caroline and Janet will work on a page to be attached to the letter that details how our current dues are being spent and what the estimated costs are for storm sewer replacement, roofing, and road replacement.

After we have gathered more information, we will make a determination about when to send the letter and when we will have a community meeting to vote on the dues increase.

The board is very grateful to Joy for all of the hard work she has done on this project.

**NEXT MEETING:** Thursday, March 16, 2023 6:30 p.m. at 8649 Denmark St.

**Adjournment:** Meeting adjourned at 9:15 p.m.

Minutes respectfully submitted by Betty Haas-West