

# *Andover Place Homeowners Association*

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Annual Meeting  
February 15, 2026 @ 6:00 p.m.

## Board of Directors present:

**Katherine Moore**, President, 12249 Ansley Ct., katiesuebk@gmail.com, 651-472-3620  
**Natalie Tucker**, Vice Pres., 825 Andover Blvd., natalie@cornerstonetrucking.com, 423-333-5950  
**Justin Holcombe**, Secretary, 12160 Southwick Cir., jkholcombe@gmail.com, 865-235-9913  
**Curtis Long**, Board Member, 12200 Brighton Ct., kickinc11@gmail.com, 865-437-7007  
**Matt Parrish**, Board Member, 12224 W. Ashton Ct., matcarpar@hotmail.com; 865-606-5434  
**Jeremy Dick**, Treasurer (non-voting position), 12252 W. Ashton Ct, cpa6462@comcast.net, 865-599-1591

## Resident members voting at meeting (proxy or in-person):

- 48 households<sup>1</sup>
- 33 proxy votes

Total: 81 households (quorum is 16).

## **Introductions and Meeting Opening.**

### **Meeting Structure and Ground Rules**

- **Opening and Quorum**: Called to order by Katherine Moore. Quorum established (1/10 of membership votes required; 15+ members present).
- **2025 Board Members**: Justin Holcombe, Curtis Long, Natalie Tucker, Matthew Parrish, Katherine Moore; Jeremy Dick as Treasurer.
- **Ground Rules** (emphasized due to large crowd): One topic/motion at a time; raise hand to speak; 5-minute limit per speaker; no repeating on a topic until others have spoken; maintain decorum (no personal attacks, interruptions, or ignoring chair directives—violators ruled "out of order").

### **Approval of Prior Minutes**

- Reviewed and approved 2025 Annual Meeting Minutes (unanimous motion).

### **2025 Accomplishments and Projects**

- **Pool Upgrades**:
  - Replaster (using durable Pebblesheen, expected 20+ year lifespan vs. 5-10 for typical plaster), re-tile, skimmer repairs.

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<sup>1</sup> 49 households signed the meeting register. However, only 48 ballots were cast.

- Switched to Atlas pool company with year-round care; updated furniture (tables, chairs, umbrellas).
- **Clubhouse:** Parking lot resurfaced.
- **Community Events:** Easter Egg Hunt, Memorial Day Potluck, Cookies with Santa, 2 Movie Nights at the Pool.

### Financial Overview

- **Key Metrics:** 100% dues collected; employed 10 lifeguards; earned \$4,000+ in interest from T-bill investments; zero debt.
- **Major Expenses** (pie chart breakdown): Major Renovation (35.7%, primarily pool replaster at ~\$62,119 and parking lot); Lawn Care (17.4%); Routine Pool Maintenance (14.8%); Lifeguard Pay (11%); Utilities (5.7%); Insurance (5.0%); Bank and Tax (4.1%); Supplies (1.7%); Street Light (1.1%); Other (3.5%).
- **2026 Projections:** New lawn care company (total cost \$26,118 vs. 2025's \$38,964—saving \$12,000+); \$14,000 surplus; plan to rebuild savings and allocate \$15,000 to “rainy day fund” to address extraordinary and/or unplanned expenses.

### Volunteer Opportunities

- Volunteers praised for keeping costs low and adding “heart” to the neighborhood.
- **2026 Pool Committee:** Headed by Carlie Spears and Natalie Tucker; lifeguard interest meeting Saturday, February 28, 2026, at 10 AM.
- **2026 Welcoming Committee:** Headed by Becky Tucker and Carrie Parrish. Their focus is on greeting new residents.

### Challenges and Strategy

- Potential lawsuit from a homeowner (legal counsel retained; costs accruing).
- Holding off non-essential spending.
- There has been discussion of possibly hiring professional management company (currently volunteer-run; becoming difficult).

### Architectural Approval Process

- **Process Overview** (per Article XII of covenants, illustrated in slides as 4 steps):
  1. Receipt of written building plans by board.
  2. Board review for conformance to covenants/bylaws (seeking clarifications as needed).
  3. Approval/denial within 20 days (implied approval if no response).
  4. Construction proceeds; resident submission retained by board until complete.

- Justin Holcombe (secretary) explained that the board reviews exterior changes (per covenants) with consideration of material quality, harmony with neighborhood aesthetics, and topography/grade/elevation.

### **Major Dispute: 730 Andover Blvd. Construction**

- A significant portion of the meeting was dedicated to a heated dispute regarding new construction on Andover Blvd. Herbert and Gillian Lindsey, who live adjacent at 724 Andover Blvd., raised concerns about the builder backfilling the lot by about 4 feet to elevate it. They argued this altered natural water flow, potentially shifting flood risks to her property and violating covenants on drainage easements and swales (shallow channels for water runoff).
- John Holmes, the builder and owner of 730 Andover Blvd., disagreed stating the fill was required by FEMA and Farragut rules for building near flood-prone areas. He also described his offer to implement additional measures that may further ensure the water is properly managed.
- **Board Stance:** Justin Holcombe reported that the architectural review process has been completed for the 730 Andover Blvd project and the HOA's involvement is more limited than a municipality like the Town of Farragut.
- **Guest Speaker invited by Board:** JB Turnmire, PhD (engineer) addressed drainage concerns related to new construction at 730 Andover Blvd, offering his opinion and concluding no issues with easements or water flow. He also noted the builder also added a rear drain to the creek for better routing of water.
- **Suggestions from attendees:** The two residents involved in this matter may want to consider a third independent engineer for resolution and/or focus on mediating and discussions.

### **Member-Submitted Topics and Open Forum**

- **Lee Turner:** Her comments centered on the HOA's actions in switching to a new landscaping company, entrance plantings, and common areas. The Board noted improvements will happen with new provider starting March.
- **Gillian Lindsey:** Extended discussion of issues relating to the home construction at 730 Andover (drainage/flooding concerns).

### **Open Forum:**

- Discussion on meeting timing preferences – potentially have annual meeting earlier in the day.

### **Elections**

- **Open Seats:** 2 (Katherine Moore rotating off; Justin Holcombe seeking re-election).
- **Nominated Members:** Justin Holcombe; Dennis Griffin; Wayne Thorne; Gillian Lindsey.

- **Voting:** Secret ballot; one vote per membership (present or proxy); proxies collected by HOA at start.
- **Election Results** – The following residents were elected to the Board for three-year terms:
  - **Justin Holcombe; Dennis Griffin**