POPLAR CREEK ESTATES BOARD MEETING

DATE: June 8, 2026 TIME: 7:00 PM – 8:30 PM
LOCATION: Crouch Residence MINUTES: Dianne Killebrew

Attending: Christine Ragan, Kay Crouch, Sam Schroeder, Jennifer Donnals, Win Shiers, Dianne Killebrew

Christine Ragan opened the meeting with review of the May minutes. Sections needing revision were noted and the board approved the edited minutes of the May 2026 meeting.

Old Business	• STILL PENDING: Metro Legal denied request for reimbursement of landscape and irrigation damage caused by NDOT's sidewalk project. HOA President contacted Councilman Jason Spain re: denial, his response is pending. • Vacant seat on board – discussion about redistributing duties of board members to make responsibilities more "balanced." Members voiced concerns that new board members need to be individuals who are "doers." • HOA President is coordinating repair of the lights at the Old Harding entrance. Electrician providing estimate on June 9th (Brian Thompson) for • STILL PENDING: Legal advisement needed re: SB 2326 (Public Chapter 731) which mandates fidelity bonds for HOA mismanagement, and legislation protecting homeowners against deed fraud. Both are taking effect later in 2026. Jennifer Donnals to research and advise board at July meeting.
Financials Kay Crouch	• Yard of the month identified by 1st of each month – and gift card provided. • Providing Welcome Visits to 3 new homeowners • Christine Ragan stated: ***Effective immediately, before making any decisions that will incur additional costs not budgeted, seek approval from the Board. All reimbursement requests must be submitted to Finance Chair.***
Grounds Sam Schroeder	• Water issue at Collinswood is resolved– Southwest subcontracts with a vendor to make the repairs • Sam Schroeder will coordinate planting of tree with the homeowner on Autumnwood and Southwest (Kay Crouch can provide info on pricing quoted by Southwest and contact info for homeowner). Additionally, there will need to be coordination with Grounds as a stump from old tree needs to be removed before tree planting can occur.
Trees Win Shiers	• Discussion re: overall strategy to manage trees in common areas (thinking ahead to 2027). Moving towards a proactive strategy rather than waiting for the next ice storm/heavy winds.

Trees: cont'd Win Shiers	• Recommendation to identify an arborist and drainage expert to join board members for a discussion and potential evaluation of HOA common areas. • Tree updates: *1308 Forest Oaks – dead ash trees in common area *7221 Poplar Creek Trace – completed *409 Chessington – downed trees in common area *1309 Forest Oaks Ct – no immediate issue, inspected, common area *7120 Forest Oaks Dr – tree fell, broken limbs *6713 Autumnwood – visited, trees from common area on shed
Website and Newsletter Jennifer Donnals	• Needing info on mailbox vendor and address plate vendor • Newsletters to homeowners will go out this week. Items to include are Bellevue Picnic, Food Trucks, Yard of the Month and Yard Décor for 7/4/26
Security and Safety Dianne Killebrew	• Newsletter to include: *Reminder about July 4 fireworks safety *Be vigilant about locking cars, removing valuables *Companies visiting door to door can be reported via HUB Nashville as our community has No Solicitation signage posted in 3 prominent locations.
New Business for July: Collinswood Entrance Sign	• Collinswood entrance sign – voted in May to approve – BUT will delay and review financials in June and determine purchase date. • Cost of message sign for Collinswood entrance - $3510. Estimated cost of installation approx. $250-$300. • Jesse Moore reviewed info on LED lighting for sign and recommended installation location at the Collinswood entrance
New Business for July: Joel Bunkowske or Jennifer Donnals	• Legal advisement needed re: SB 2326 (Public Chapter 731) which mandates fidelity bonds for HOA mismanagement, and legislation protecting homeowners against deed fraud. Both are taking effect later in 2026.
New Business for July: Joel Bunkowske	• Covenants and policies need to be reviewed for consistency in responses to tree damage and HOA responsibilities
NEXT MEETING	• July 13, 2026 at 7:00 pm • Crouch Residence