

Roefield Subdivision Homeowners Association, Inc.

ANNUAL MEMBERSHIP MEETING MINUTES

APRIL 14, 2026

CURRENT BOARD MEMBERS:

- KARI KAH – PRESIDENT – ABSENT
- BRYAN ROBERTS – TREASURER – PRESENT
- DAVID FENCIK – SECRETARY – PRESENT
- KELLY COLLINS – MEMBER AT LARGE – PRESENT
- MATT FAULKNER – MEMBER AT LARGE – ABSENT
- MISSY HOLLADAY – MEMBER AT LARGE – ABSENT
- ALBERTO DEL ROSSO – MEMBER AT LARGE – PRESENT
- ANITA MORGAN – MEMBER AT LARGE – PRESENT
- IMS REPRESENTATIVE – STEPHANIE JOHNSON

I WELCOME/ADMINISTRATIVE

1. David Fencik called the meeting to order at 6:02 pm.
2. Introduction of the HOA Board members.
3. Motion for approval of the April 15, 2025 Roefield HOA Annual Meeting minutes. Motion seconded and approved by the members present.

II FINANCIAL

1. 2026 Budget

- a. Dues will not be decreasing with the addition of new homes to the neighborhood. Dues increased in 2020 to \$500/annually to include the additional homes and to cover for the common area maintenance, inflation, and deposits to the replacement reserve appropriately.
 - b. Explanation/discussion of the biggest expense which is the grounds maintenance that maintains all common areas.
 - c. Fencing for Vale View detention pond was not part of the 2026 budget, but the safety/concerns for this area were addressed at the February 2026 board meeting and board unanimously agreed to install fencing.
2. **Replacement Reserves** – Reviewed by members in attendance

III MAINTENANCE

1. Maintenance for 2025
 - a. Pools converted to salt water because of the significant year-over-year savings in maintenance.
 - b. New concrete to extend patio at the Manor Pool.
 - c. New pool cover anchors installed.

IV **COMMUNITY UPDATE**

1. **Pools Open** May 8th – Close September 8th, pool hours are daylight to 10 p.m.
2. **Neighborhood Yard Sale** – Saturday April 25th – 8 a.m. to noon and will be advertised in Knox News Sentinel and signs at Roefield entrances.
3. Community Information can be found on the Roefield Facebook page & IMS website.
4. Knox Co off duty security officers will be on duty 3- 4 times a week during the pool season and on Halloween.
5. **How to get forms-** <https://www.ims-inc.info/portfolio/community-associations/roefield-homeowners-association>. Submit forms to info@ims-inc.info.

V **OPEN DISCUSSION**

1. **Pool Access**
 - a. Phone app preferred – if you don't have the app access, email IMS at info@ims-inc.info and a link will be sent to you from Alarm.com, follow the instructions.
 - b. Key Fobs – fobs should still grant you access to the pool amenities, however, please test your fob before desired use. If it doesn't work, please **CALL** IMS at 865.522.5500 to make arrangements to obtain a new fob.
2. **Road paving/speed bump concerns** – all roads in Roefield are maintained by Knox Co except The Heritage. Should you see any paving or repair concerns, please file a report at the SeeClickFix website <https://www.knoxcounty.org/epw/seeclickfix.php>
3. **Snow Removal** – members in attendance complimented the Board on how efficient and informative the snow removal process was handled.
4. **Traffic Calming Survey** – Initial survey was done in 2025, due to the lack of participation by the Roefield members, it could not be completed. Knox County requires 2 years before this study can occur.
5. **Food Trucks** – members in attendance had positive feedback regarding food truck events in the community.

Members in Attendance- 15/351 homes

Meeting adjourned at 6:45 p.m.