



TOWN HALL
EAST, INC.

Eastminister
Fellowship Hall

**T.H.E. November 13, 2017
Membership Meeting Minutes**

*Respectfully submitted for your review by
Secretary, Brenda Brooks*

7:00 pm. WELCOME AND
CALL TO ORDER President, Doug Toppenberg
I. Introductions and Announcements:

II. Old Business:

Treasurers report- Desiree Folger - Bal on hand: \$1951.42 in total funds on hand at this time:

Brenda Brooks moved and Michael Moore seconded to approve Treasurer's report.

Approval of Sept. 11, 2017 meeting minutes.

Motion by Sharon Davis and second by Michael Moore for approval of minutes.

Recognition of elected officials in attendance -

Finbar Saunders, Larry Smith, former county commissioner and running for county seat at large in May 2018. Sam McKenzie. Gloria Deathridge, Dan Brown, Nick Della Volpe

Recog. current T.H.E. Board.

III. New Business:

Officer Boston: very little crime, a few small item property crimes.

Sandra heard gunshots. Maybe hunters. Deer season.

Chilhowee drive and Skyline. Gunfire. Nothing in the system.

Suggested: Raidsonline.com. His contact: jboston@knoxvilletn.gov

Program:

"We Know You Love Living in Your East Knoxville Home".

Sharon Davis gave a brief history of the community and introduced speakers.

Six local experts in home ownership and enhancement provided information to care for, enjoy, and boost the value of your home, inside and out.

Jonathan Miller, Architect
Sharon Davis, Realtor

Marty Hancock, Realtor
David Crowe, Home Inspector

Amber Houser, Landscape designer
Jeff Petrik, contractor

Sharon Davis opened.

Gave us statistics on 37914 -

Ave. list price: \$167,600.00

Ave. 64 days on the market

Marty Hancock – Realtor

Believes HH hit hard by the bubble burst. But has come back very strong. 5 houses in HH proper for sale. Very, very strange. Normally 8-12 listings. So many good things are happening in the neighborhood.

The trend now is urban feel. Seeing a huge number of potential buyers coming from downtown. Want to have a yard but live in the city.

Fourth & Gill is bringing \$200 sq/ft.

Her goal is to protect the integrity of the neighborhood.

Island Home is asking over \$250 sq/ft.

A lot of sale value depends on curb appeal.

If buyers like what they see on the outside, they will want to go inside.

Three things she feels strongly about:

1 Clean, painted front door. (No cob webs. Sweep.

2 Windows need to be clean.

3 Declutter and open up space, de-personalize (store family photos), update.

Amber Houser, Tree & Shrub Manager @ Stanley's Botanically Inclined, Landscape Planning

10-15% of home value should go into landscaping

Hardscaping –will get most money back.

Soft-scaping – trees, shrubs, annuals, bulbs

Lawn maintenance – about a year ahead of sale, start fertilizing,

Mistakes – think about where you place your bed so that you're giving up a piece of your lawn.

Don't plant creepers. Bamboo, privette, ivy, etc.

Pay attention to sun exposure.

How to avoid looking bare three out of four seasons-

think about what will look like off -season.

Took much or too little variety. Mass plantings look better than one.

Go inside and look out your windows.

David Crowe, Home Inspection

Board of Directors, state home inspectors.

Point out the things that need to be repaired and point owners to prof.

Should never, ever have a home inspector who tells you how to repair.

Three most common problems:

Older roofs in older homes.

Older HVAC equipment

Lack of GFCI outlets outside and in kitchen in older homes.

Ave. cost of home inspection - \$350.00

Also does radon and mold testing (now tells buyers "wait and see" unless he sees water intrusion).

Ques. About termite inspection – is illegal in TN for a home inspector to do work on a home for 12 months after inspection. Diff. rules for term. insp.

Ques. About Radon – EPA.gov/radon – breaks down incidence levels.
The value of having one done when buying home, the chances are greater
That the seller will pay for mitigation.

Jonathan Miller, Architect

He designs “The New Old House”

Graduated as a modernist but has really focused on trad. design/quality.

Window replacement – give a house its character and identify.
Make sure the windows have the roots, character, style of the home.

Big thing we’re dealing w/ - stairs – making houses accessible.
Master level bedroom suites. Closet, bathroom, room from king.

Take ranchers - consolidate bedrooms and create master suite, closet.

On real estate value – how to at least get your money back.
Square footage – If you can pick it up anywhere. Finish it to increase value.

Mini- split systems - for homes that are problem to duct for HVAC.

Diff. betw. a kitchen designer v architect v interior designer.

Jeff Petrik, contractor

If you are spending over \$3000, by law you have to have a licensed K’er.

When searching for a contractor – go to the state of Tennessee website.
Tennessee Dept. of Commerce/Insurance.
License, Insurance- workers comp. and general liability.
Don’t be scared to ask for documentation.

IV. Motion and second to adjourn.

Motion by _____-, Jeff seconded to adjourn.
17 persons in attendance (plus six speakers).