

**Look Rock Estates & Misty Ridge HOA**

**Annual Meeting: March 14, 2026**

**Location: Blount County Library, 508 N. Cusick Street, Maryville, TN 37804**

**Website: [www.lookrockestates.org](http://www.lookrockestates.org)**

**Meeting Minutes**

**Owner Sign-in and Proxy Forms**

Meeting attendees were asked to sign in and provide proxy vote forms. Attendance sheet enclosed in *Appendix: Meeting Attendance and Proxies*

**Call to Order and Quorum**

HOA President Jeff Long called the meeting to order at 1:00pm CST and thanked residents for attending in person and via Zoom. There were 11 lot owners in attendance in person, while 3 residents joined via Zoom. Based on attendance and proxy forms presented at the meeting, quorum was confirmed, allowing

**Opening Remarks**

Jeff extended his sincere thanks to several members:

Steve Phipps and Deb Norris for their work on various road projects.

Patty Long and Dale Cassidy for their efforts on the architectural committee.

Gary Dantini for his long-standing service managing road maintenance and safety.

Roxanne Coffey for her continued oversight of gate operations.

Joe Mathis for his long-standing service on countless community projects over the years.

Craig Richardson for his Treasury duties, QuickBooks setup, and community website creation and upkeep.

Several board members are stepping down from their roles after dedicating significant time and effort to the community.

The website now contains key community documents and information. Patty Long will continue to post updates. HOA Meeting notes will also be available on the webpage.

## **Elections of Officers and Committees**

As several board members elected to retire from the positions, new members were voted in.

**Note:** All Officers and Committees were voted in unanimously.

- Secretary: Christina Cesulka
- Treasurer: Kathleen Faircloth
- Road Committee Director: John Cooper
- Architectural Committee Director: Doug Faircloth

## **Committee Assignments:**

### **Road Committee Members:**

John Cooper, Doug Faircloth, Dave Klimek, Ryan Cesulka, Gary Dantini (Gate only)

### **Architectural Committee Members:**

Doug Faircloth, Joe Mathis, Gary Dantini, Dale Cassidy, Bedros Bozdogan, Patty Long

**Gate Committee:** Roxanne Coffey, Gary Dantini

**Website Committee:** Patty Long

## **Approval of 2025 Annual HOA Meeting Minutes**

Meeting Minutes from the 2025 HOA meeting were posted to the HOA website.

Roxanne Coffey made the motion to approve notes. John Cooper second the motion. Vote passed by show of hands and pass with unanimous approval.

## **Committee Reports**

### **Gate Update: Gary Dantini**

The entrance gate was recently damaged by an unknown vehicle, and repairs are expected within the next one to two weeks. New Wi-Fi cameras have been installed, and internet service is expected soon to support improved monitoring.

Gary also shared that he will be stepping back from his road leadership role, though he will continue to assist with gate maintenance. Gary has driven an estimated 7,500 miles on community roads over the years, ensuring everyone's safety. The Community appreciates his many years of service and dedication to the community!

**Architectural Update: Patty Long**

Two homes are currently under construction (Lot 1 & 21), and one additional project is nearing completion (Lot 4). Both active projects are managed by Richardson Construction.

Heavy truck traffic continues but communication with contractors has been good. Pilot vehicles have been used to control traffic. Everyone is doing the best they can to ensure safety. Homeowners are reminded that any road damage caused by construction activity is the responsibility of the property owner.

There might be one additional build beginning in 2026 but not confirmed yet.

An acknowledgement of construction regulations document was created for future owners to sign prior to building.

**Road Update: Steve Phipps**

Maintaining nearly five miles of private roads remains the HOA's largest ongoing expense. The road committee continues to focus on long-term improvements including widening, drainage work, and pavement repairs. The main road is approximately 20 years old. Maintaining the 5 miles of private road remains HOA's largest financial responsibility.

\$10,000 construction impact fee with 2% annual increase was implemented in 2024. The current rate stands at \$10,404.00 for 2026.

A truck route was created to ensure construction vehicles utilize Chilhowee Trail rather than Buck Hollow Road.

The five-year strategic road program was started to include road widening, ditch hardening, water drainage improvements, and paving.

**Treasurer Update: Craig Richardson**

Annual HOA dues generate approximately \$60,000 per year, with the majority of funds allocated toward road maintenance and repairs.

Revenue from the construction impact fee generated \$20,000.

Recent gate damage will cost approximately \$8,000 to repair. A lien has been placed on one property due to unpaid dues totaling over \$6,000.

HOA dues have remained at \$1,200 per year for approximately five years, and the board may evaluate future adjustments as maintenance costs continue to rise.

**2026 Budget**

The proposed 2026 budget was presented.

John Cooper made the motion to approve 2026 budget. Roxanne Coffey second the motion. Vote passed by show of hands and pass with unanimous approval.

Treasurer recommended considering annual dues increase as dues have remained \$1,200 per year for at least five years.

**Future Business:**

Community Communication

The board plans to implement a GroupMe text notification system for important alerts such as road conditions or urgent community updates. The HOA website will continue to serve as the primary source for general information and documents.

Mailbox Area Easement

Joe Mathis is working with a surveyor to establish a permanent easement for the mailbox area, cul-de-sac, and salt storage area to ensure long-term community access.

Steve Phipps made the motion adjourn the meeting at 3:12pm CST. The motion was seconded by Dale Cassidy. The meeting was adjourned.

Meeting Minutes submitted to HOA President by Christina Cesulka, Secretary, Look Rock Estates & Misty Ridge HOA on March 18, 2026.

## Appendix: Meeting Attendance and Proxies

Lot Owner Name & Lot#	# of Lots & Votes	HOA	# of Proxies in Hand	Total# of Votes (includes Proxies)	Attendance (I = In-Person / V = Video); P = Proxy, N = Not in Attendance	Proxy was given to Whom?
Bozdogan - Lot 29R6	1	Look Rock			P	Mathis
Bode - Lot 7	1	Look Rock			N	
Brown - Lot 28	1	Look Rock			P	Faircloth
Cassidy - Lot 5	1	Look Rock		1	I	
Cesulka - Lot 4	1	Look Rock		1	I	
Coffey - Lot 12 & 13	2	Look Rock		2	I	
Cooper/Bogdonoff- Lot 29R7	1	Look Rock		1	I	
Dantini - Lot 17	1	Look Rock	1	2	I	
Dicke - Lots 29R-1 & 29R-2	2	Look Rock		1	V	
Duckworth - Lot 14R2	1	Look Rock			N	
Faircloth - Lot 30R2	1	Look Rock	1	2	I	
Haider - Lot 26RB	1	Look Rock		1	I	
Hearn - Lot 6	1	Look Rock			N	
Kassira - Lots 29R4, 29R5 & 30R1	3	Look Rock			N	
Kilroy - Lots 10 & 11	2	Look Rock			N	
Kinney - Lot 2 & 3	2	Look Rock			N	
Klimek - Lot 25	1	Look Rock		1	P	Dantini
Kovalevsky - Lot 15	1	Look Rock			N	
Leighton - Lot 1	1	Look Rock		1	N	
Long- Lot 18	1	Look Rock		1	I	
Looney - Lot 23	1	Look Rock			N	
Mathis - Lots 20, 29R3, 25, 31 & 26RA	5	Look Rock	1	6	I	
O'Dell - Lots 8 & 9	2	Look Rock			N	
Pasmore - Lot 24	1	Look Rock			N	
Phipps/Norris - Lot 27	1	Look Rock		1	I	
Richardson - Lots 14R-1 & 32	2	Look Rock		2	V	
Rompalo - Lot 16	1	Look Rock		1	V	
Scholten - Lot 21	1	Look Rock		1	I	
Torres - Lot 22	1	Look Rock			N	
Windham - Lot 19	1	Look Rock			N	
Alexander - Lot 3	1	Misty Ridge			N	
Owens- Lot 4	1	Misty Ridge			N	
Russell - Lot 1	1	Misty Ridge			N	
Simpson - Lot 5	1	Misty Ridge			N	
VanHook - Lot 2	1	Misty Ridge		1	I	