

Hardin Valley Business and Community Alliance (HVBCA)

Wednesday, February 21, 2023, 12:00 noon, HV Church of Christ

Meeting Minutes

- I. Welcome – Sage Kohler**
 - a. Call To Order 12:03pm
 - b. Welcome everyone
- II. Prayer and blessing –Rodney Holloman, Hardin Valley Church**
- III. Call for corrections and approval of the minutes.**
 - a. Minutes approved (Kim Frazier motioned to approve, Steven Soles motioned to second)
- IV. Treasurer's Update (Eric Wolburg is out of town, reviewed by Sage Kohler):**
 - a. Checking Balance \$9,797.83
 - b. Savings Balance \$3,000.61
 - c. Park Fund \$5,135.76 (includes CD)
- V. Business Spotlight Speaker (and lunch sponsor) - Matlock Tire (Charlie Barnard and Jimmy Matlock).**

Jimmy Matlock presented.
- VI. Board update –had a wonderful Planning meeting on February 7 with ALL Board members in attendance. Highlights:**
 - a. **Membership** – goal of 100. We ended 2023 with 81-82. Renewals are DUE NOW...go online and pay for 2024, will auto-renew starting in 2025. QR code to renew will take you to webpage. If paying by check that is fine too. If you are a new member there is a QR link for that as well located on table. We now have new business cards that you can give out to friends, businesses, etc.
 - b. **Valley Vision** – partnering with Knox County on parks, school resource closets to serve the four schools in HV. HVBCA to donate \$1000. Will get together a list of items that businesses can bring to donate. Next meeting will be March 1 at 8:00am at Morning Pointe. April 6 will be the Litter Clean Up. Need a lot of Volunteers. Looking to do maintenance on new round about(s).
 - c. **Communications** – Paige Kiesler-Collins is posting on our Social Media account. We reached 137 people with this week's post about our meeting today and had 8 post engagement interactions. In the last 30 days our reach was over 1.5K and we have 661 followers.
 - d. **Events** – looking at a summer event...maybe a "volunteer day" at the new park lands. We're looking for a Member Volunteer that would like to sponsor an April Networking event for members, get with Jennifer Wilson if you're interested. We will also have an event in September possibly tied to donations for the School Closet - will get with Valley Vision Team to coordinate.
 - e. **Upcoming speakers** – we've got Nick McBride today, next month (March 20) mark your calendar now—Sam Venable will be our guest speaker.
- VII. First-Time Visitor Introductions**
 - a. Jeff Young, Resident
 - b. Cara Knapp, OYSK Architects
 - c. Matt Jerrell, Gem Technologies
 - d. Levi Hall, McLain's Painting
 - e. Gary Watlington, HIS Security & Technology
 - f. Joe Cox, Friendly Neighborhood Plumber

VIII. Guest Speaker – Nick McBride, Registrar of Deeds

- a. Discussed common documents department records
- b. Total Real Estate Transfers this year was between \$7-8 billion in Knox County
- c. The office of Registrar of Deeds is a Constitutional Office and the fees collected pay for office expenses including salaries, office supplies, etc.
- d. Deed Transfers are calculated at .37 per \$100 value and .115 per \$100 debt for Trust Deeds
- e. Registrar's office contains restrictions and plat maps for Knox County
- f. Real Estate Transfers in 2022 were on a downward slope at 6.6 billion, but have leveled off
- g. Total value of mortgages 5.3 billion. It took 13 years to get back to where we were in 2007 when looking back.
- h. Number of Trust Deeds Recorded in 2023
2019: 18,000 - 19,000
2021: 30,000
2022&2023: 15,000
- i. Value of Mortgages are steady, less money being loaned
- j. Foreclosures
2009: peak of foreclosures with 6 daily
2023: approximately 7 per month
- k. Discussed Top Sales in HV Area- Corridor Park, Top Golf, Hayden Farms, 10120 Caneel St, Lots in Towering Oaks Subdivision, Homes in Devanshire, 31 Acre Property at 800 Cornerstone Dr, 1811 Commons Point, Buddy Gregg RV
- l. Deed Recording statistics are available on website
- m. Top Lenders Report can be found on website. You can sign up to receive the report.
- n. Property Fraud Alert- can sign up at <https://alertme.knoxrod.org>. This is a small problem in our area.

IX. Real Estate Transfer Report- You can sign up to receive report on the website **Everyone (besides 1st time visitors), time to share name and business. Group shared name and business**

X. Drawing of attendees for donated prizes:

- a. Mike Wilson – The Forge - went to Rose Moffett and Amy Shewmake

XI. Next meeting will be at the HV Church of Christ, March 20, 2024, noon

Meeting Adjourned: Meeting adjourned at 1:00pm

Meeting Attendance: 48