



**TELLICO HARBOR PROPERTY OWNERS' ASSOCIATION**  
**2000 Cherokee Dr.**  
**Maryville, TN 37801**

**POA Closed Meeting Minutes**  
**01/09/2024**

***Attendees: Don Sloan, (President), Richard Snyder (Vice President), Brenda Fernholz (Treasurer), Ron Tiller (Director at Large), Jo Ervin (Secretary) Linda Sundstrom***

**Call Meeting to Order**

Don Sloan called the meeting to order at 6:30 PM.

**Approval of Last Month's Minutes**

A motion was made by Don and seconded by Richard to approve the minutes of the 12/12/2023 then approved by the board.

**Treasurer's Report**

Brenda read the treasurer's report. She reported the Volunteer Federal checking account beginning balance of \$7,440.20 and an ending balance of \$8,116.91 as of 12/31/2023.

We have a 1 yr CD in the amount of \$47,490.21 and a 6 month CD in the amount of \$21,464.98 also at Volunteer Federal.

A motion to approve and accept the treasurer's report was made by Don and seconded by Richard and then passed by the board.

**ACC**

Don made motion to accept John Kerr as a volunteer for the ACC and was seconded by Ron then passed by board. Don expressed concerns about the time frame on new builds in the subdivision and asking do we need to change the rules and regulations to make sure completion on new builds are in a timely manner. Don reported that Jim Horton will follow back up and tighten strings and get answers on getting the house on Sequoia completed and report at next meeting.

**New Business**

Linda Sundstrom graciously accepted to attend the meeting and help out in the upcoming elections which will be held at the March 2024 meeting. The positions up for election this year are President, Vice President and Director at Large.

Brenda made motion to continue with WarrenJackson CPAs for the coming year and was seconded by Richard and then approved by the board.

## **Old Business**

Brenda reported that POA statements were sent out the end of December to all owners with 01/31/2024 as due date for payment. It was suggested that they be sent out in mid December 2024 to prevent so many people calling and asking when they are going out. There were no complaints on dues increase for 2024 and it was suggested because of inflation the 2025 dues be increased but will further discuss a the March meeting.

Brenda presented to the board the 2024 proposed budget. Each item was discussed and amounts decided on and final budget will be presented at the next board meeting.

Don checked on getting insurance quote from Kate Russell Agency in Maryville and will compare quote with one we have now and make decision after comparing the two.

There was discussion about having 5 open board meetings for the upcoming year due to low turn out for the meetings. A motion was made by Ron and seconded by Don to have open meetings in February, March, May, August and November. It was then approved by the board. A list of the new meetings was emailed to Dave Porter to be posted on the calendar in the Tellico Harbor website.

Richard reported he has found a new attorney for the POA in Maryville for \$350 an hour and will get in contact with her to confirm and report at the next meeting.

Don presented each board member with a notebook containing hard copies of our Charter, Rules and Regulations and Amendments to help each board member better understand rather than looking on the website which can be very confusing. Don will continue to work on the amendments and make suggestions and present at the next board meeting.

## **Motion to Adjourn Meeting**

Jo made a motion to adjourn the meeting which was seconded by Ron and approved by the board at 8:00 PM.

Respectfully submitted,

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Jo Ervin  
Secretary Tellico Harbor Property Owners Association