



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

**Special Meeting Minutes
Of Board of Directors
January 17, 2023**

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

Call Meeting to Order

Don called the meeting to order at 6:30 p.m.

Approval of Last Meeting's Minutes

Linda confirmed that the minutes of the December 13 meeting were approved by the board and have been posted to the website.

Treasurer's Report

- × Brenda read the treasurer's report wherein she reported a beginning balance of \$61,737.82. As of 1/5/23, the ending balance was \$59,190.36. The motion to approve and accept the treasurer's report was made, seconded and passed by the Board.
- × Brenda reported that Volunteer Federal is now offering 6-month CD's with a 3.95% rate of return. After some discussion, it was decided to not pursue Charles Schwab but to remain with Volunteer Federal for another CD. Brenda will also ask whether we can close out our remaining six-month CD and re-open at the 3.95% rate.
- × Brenda presented the first draft of the proposed budget for 2023. Changes will be minimal and after it is reworked the board will again meet to discuss.

ACC / CCC / Social/ Committee Updates

- × The Social Committee has proposed a scaled down agenda for the year in order to keep within the allotted budget. Carol Earnest is enthusiastic and willing to chair some very promising events for the community to enjoy this year.
- × There is a down trees on common property (which borders on the Fernholz' property) which needs attention.
- × Don mentioned that there is a large down tree on Cherokee Drive near Apache Court which needs to be addressed.
- × Linda expressed concern that residents are combining lots without reading the governing documents and obtaining permission from the ACC. This needs to be brought to the attention of the ACC to alert property owners.

Maintenance Status Report

- × Don has been in contact with Cody (manager) at Tellico Marina regarding having repairs done to our dock. It is possible that we might receive some attention from Dock City as far as replacing floats.
- × Southeastern Turf has done some extensive work in our front entrance which included the removal of three trees and trimming/cutting back of others.
- × Don has received an estimate in the amount of \$6,800.00 from Southeastern Turf for some major landscaping for the clubhouse. Throughout the years, there has been some serious erosion which continues to damage the property. In order to maintain the area off the back of the clubhouse, it was decided to move ahead and enlist the services of Southeastern Turf who will start as early as possible to do the necessary work. A motion was made by Don, seconded by Brenda and unanimously approved by the board to accept this estimate and have the work done.
- × Brenda mentioned that the water needs to be re-directed at the front of the clubhouse where the retaining wall was put in recently.

Old Business

Tellico Marina plans to move some of the existing boat trailers to the other side of the dry storage area once the new dock is in place. It is creating an eyesore with the present conditions. Cody once again mentioned that it appears that Tellico Harbor residents are dumping their trash into the waste bins at the marina. There has been confusion at times as to whether our neighborhood was allowed to use the marina's boat ramp. Cody agreed to allow residents of the neighborhood to access the ramp.

New Business

- × Cody brought up the idea of the Homeowners Association partnering with Tellico Harbor Marina on some amenities such as a pickle ball court. It would definitely give perspective buyers into Tellico Harbor another reason to want to reside here. There are obvious advantages and disadvantages that would have to be carefully considered should there be interest in pursuing.
- × Don mentioned that the governing documents are coming due for revisions in June of 2024 and we might want to give some thought as to what changes need to be made.

The meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Linda Sundstrom, Secretary