



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

**POA Monthly Meeting Minutes**  
**February 14, 2023**

**Attendees:** *Don Sloan (President), Rich Snyder (Vice President), Brenda Fernholz (Treasurer), Ron Tiller (Director at Large), Linda Sundstrom (Secretary), Margie Weeks, John and Eileen Stec, Patty Snyder, Bryan & Kelly Abell, Mike Fernholz, Carol Earnest, Steve Sloan, Sheila, Jo Ervin, and Nancy Bowers.*

**Call Meeting to Order**

Don called the meeting to order at 7:00 p.m.

**Approval of Last Month's Minutes**

The January 17, 2023 Special Meeting of the Board were approved by the Board and have been posted on our website.

**Treasurer's Report**

- × Brenda read the treasurer's report wherein she reported a beginning balance of \$59,190.36. As of 2/5/2023, the ending balance was \$42,864.89.
- × We have a Volunteer Federal 0005-CD in the amount of \$45,662.65; and another Volunteer Federal 305-CD in the amount of \$30,498.26. The board had decided to invest an \$10,000.00 from the checking account into the second CD. A motion to approve and accept the treasurer's report was made, seconded and passed by the Board. It was noted that we can anticipate receiving \$2,800.00 investment income this year from the CDs which are now yielding 3.95%.
- × The budget for 2023 was introduced and discussed at which time the board voted to recommend it as proposed. Copies will be sent out to all property owners for review along with a ballot for the upcoming board elections on March 15.

**Committee Reports**

**ACC** – Bryan Abell reported that there were a couple of requests regarding cleanup of the roads on the new builds which were taken care of. It has been noted that some vandalism (poking holes in drywall) has occurred in the new build on the corner of Cherokee and Sequoia Roads.

**CCC** – Mike Fernholz reported an issue on both lots 166 and 74R which were consequently resolved.

**Social Committee** – Carol Earnest reported that the Valentine’s Day party attendance was low but successful. The next planned event will be the annual neighborhood garage sale in April which has always been well received and successful. Details will be forthcoming as we near April. Following that will be the Ice Cream Social and Christmas Party. One of the newest neighbors has expressed an interest in helping with a BBQ and that thought was discussed and possibly incorporated with the ice cream social. Carol welcomed two new members to the Social Committee – Lucy Wilkens and Kelly Abell. Our thanks to all of the members of this committee for stepping up to the challenge.

**Welcome Committee** – Margie Weeks has been busy filling up bags for new residents with coupons and advertisements from various local businesses.

### **Maintenance Status –**

- × Landscaping for clubhouse – The major capital improvement project the Board targeted for 2023 has just been completed. The space between the club house and the lake has been deteriorating over the past few years to the point that widespread erosion was creating ditches as water rushed down the bank into the lake. Randy Wallace and his crew at Southeastern Turf did a fantastic job as they implemented the project to not only stop the erosion but vastly improve the esthetics of the space. The bench and sitting area they built under the trees was an added bonus to the project. In the spring a few plants will be added to the space.
- × Dock Repair/refurbishment – Don is expecting to meet with someone this week to assess the work which needs to be done to the dock; namely, replacing floats.
- × Street Paving Status – Rich reported that due to budget constraints, the city will be paving a little over a 1/4 mile (approximately 2,000'). There will be more money allocated for re-paving in next year's budget.
- × Rich has received no new communication regarding the installation of Spectrum into Tellico Harbor at this time.

### **Old Business**

- × Butch Durham, who has been handling the clubhouse reservations for many years, is wanting to step down. We are in need of someone else to take on this responsibility. The duties basically include taking reservations and entering them into the calendar on our website. It also includes maintaining the keys issued to such members and checking to be sure the clubhouse is left in good condition afterwards. The board is in the process of trying to alleviate the inconvenience of handing out and retrieving said keys in order to make the process less cumbersome.
- × Don brought up the fact that our governing documents will be revised in 2024 and we should start considering what changes/updates we wish to make. We welcome any suggestions from the property owners. The topics of solar panels, drones, community properties (rentals) and powers of directors/officers have been brought up so far,

### **New Business**

- × Linda mentioned that she will be mailing out (within the next week or two) ballots and copies of the proposed budget to allow all property owners the opportunity to vote for two board of director positions for the 2023 year. Ballots may be mailed back, dropped off or returned in person at the annual membership meeting which will be held on March 15 at 7:00 p.m. at the clubhouse.
- × Don would like to encourage property owners to be aware of the WATeR (Watershed Association of Tennessee Reservoir) website <http://www.tellicowater.org>. Their focus is to maintain the agricultural, recreational, and commercial value of the Tellico Reservoir, with the primary concern being the water quality and what needs to be done to assure a healthy eco-system. This organization has been greatly supported by Rarity Bay and Tellico Village in the past, but they are reaching out in hope of obtaining more engagement of all communities directly vested in maintaining water quality in Tellico Lake. Once you check out their website, you might be surprised to learn about all the things they or involved with, from lakeshore hiking trails to addressing Asian Carp infestation, and much more. Don has asked representatives of the organization to come to a neighborhood meeting in the near future to provide everyone an opportunity to learn more about what they have done and what we can do to help make sure our lake stays clean and viable for many years to come.

### **Membership Comments** – Newsletter deadline is February 15.

Don made a motion to adjourn the meeting which was seconded by Ron and approved by the board at 8:05 p.m.

Respectfully submitted,

Linda Sundstrom, Secretary