



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

**POA Annual Membership Meeting Minutes**  
**Date 3/19/24**

***Attendees: Don Sloan (President), Richard Snyder (Vice President), Brenda Fernholz (Treasurer), Ron Tiller (Director at Large), Jo Ervin (Secretary), Carol Earnest, Jeff Tipton, Pam Zalewski, Patty Snyder, Chris Kegerreis, Todd Tiller, Nancy Bowers, Jim Horton, Steven Sloan, Michael Swink***

**Call Meeting to Order**

Don Sloan called the meeting to order at 7:00 PM.

**Approval of Last Month's Minutes**

A motion to approve the minutes of the 2/13/2023 was made by Ron Tiller and seconded by Brenda Fernholz then approved by the board.

**Treasurer's Report**

Brenda read the treasurer's report. She reported the Volunteer Federal checking account beginning balance of \$36,176.11 and an ending balance of \$36,062.08 as of 3/5/2024.

She also reported we have a 1 yr CD in the amount of \$47,490.21 and a 6 month CD in the amount of \$21,585.75 also at Volunteer Federal.

A motion to accept the treasurer's report was made Ron Tiller and seconded by Jo Ervin and then passed by the board.

**Social Committee**

Carol reported a Garage Sale will be held April 19th and 20th from 8 AM to 4 PM. Also the social committee is planning a Crawfish and Shrimp Boil either 8th or 15th of June, returning the Rockys' Ice Cream Social in August, a Chili cook off in October, then a Christmas party at the clubhouse in December. The committee is working on all the dates and will send updates in newsletter when final.

**Welcome Committee**

Carol Earnest reported that Debra Greer is working with Margie Weeks to put together new homeowners packet.

## **ACC**

Jim Horton reported we are having a busy year with 5 or 6 new homes going in this past year. We've had several yard renovations and expect the same this coming year.

## **CCC**

Todd Tiller reported that everything was pretty quiet right now. Nothing going on.

## **Maintenance**

Richard Snyder presented several bids for the clubhouse window replacement. Richard made a motion to go with Insta Glass and was seconded by Don Sloan then approved by board.

Don recommended to look at alternate irrigation companies other than Rainscapes before repair on system and before renewal to get a cheaper cost.

Richard said he would be meeting with Randy at Southeastern Turf to clean up the front entrance of subdivision. He also said he would be meeting with Dave Wiggins at the city regarding the poor paving job that was done on the roads. He also said the paving contractor won't return calls about paving on the upper parking lot of clubhouse. Richard said he will continue to work on that project.

## **Old Business**

Don reported he moved the clubhouse insurance over to Auto Owners Insurance due to being cheaper with same coverage and that coverage was bound at that point.

Richard Snyder reported he put a package together to send to the new attorney of our covenants, charter, bylaws and the R & R along with changes to be made. He said he should get a response by 1st week of April so it can be completed by June deadline. Don reported the covenant changes were almost done and that the Rules and Regulations would be cleaned up and made more understandable.

## **2024 Annual Election and Budget Vote**

Jo acknowledged that on February 16, 2024 a cover letter, proxy and budget for 2024 was mailed through USPS to approximately 130 eligible residents. There were 44 votes with each resident entitled to one vote per lot.

Presentation of slate:

Don Sloan (two year term) received 44 votes

Richard Snyder (two year term) received 44 votes

Ron Tiller (two year term) received 43 votes

Write in (two year term) none

Budget for 2024 - 42 votes approved 2 unapproved

Votes not received by proxy at the time of the meeting were voted by the Board of Directors in accordance with the By-Laws of THPOA, Paragraph II(D) Annual and Special Meeting Membership. A motion was made by Jo, seconded by Brenda and approved by the board for a two year term.

**Motion to Adjourn Meeting**

Ron made a motion to adjourn the meeting which was seconded by Don and approved by the board at 8:10 PM.

Respectfully submitted,

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Jo Ervin  
Secretary Tellico Harbor Property Owners Association