



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

Tellico Harbor POA Closed Board Meeting
6/20/23 7:00 PM

Members Present: Don Sloan (President), Rich Snyder (Vice President), Brenda Fernholz (Treasurer), Ron Tiller (Director at Large), Jo Ervin (Secretary) Mike Fernholz

Don called the meeting to order at 7:00

Approval of Minutes

Don made a motion to approve minutes of last meeting. Motion accepted.

Treasurer's Report

As of 6/5/23 Beginning bal \$16,616.26; Ending bal \$15,188.55
2 CDs with Volunteer Federal in the amounts of \$30,660 and \$45,960

Committee Reports

Mike Fernholz reported for CCC with presentation to the board concerning issues with a homeowner in violation to POA guidelines since 8/19 resulting in unpaid fines and unpaid dues. A lien on property was placed 12/19 with little or no response from homeowner. In discussion on how to move forward, Don suggested to first reach out to John Steible to get more information how situation was handled in the beginning then follow up with homeowner to give last chance to resolve before we consult with an attorney on how we should proceed to resolve the matter.

ACC presented an email to Don requesting discussion and response regarding modifying rules and regulations related to HOA position on Solar Panels. After discussion, a motion was made by the Don that the rules and regulations should be modified to reflect Solar Panels will not be permitted in Tellico Harbor. Motion was seconded by Brenda and the Board unanimously agreed.

Old Business

Richard reported that after discussion with Randy Wallace about the plants at entrance of Tellico Harbor to cut the plants back and see if they come back and save money by not replacing them at this time.

Richard also reported that there is a way to eliminate keys and alarm fobs for the clubhouse by using a cell phone app and a front door lock scanner making use of the clubhouse easier. Richard has contacted our security provider FES for a quote and proposal. It might be too expensive because we would need to replace the current keypad with an automated door lock.

Brenda reported a purchase and closing of the house on Sequoia Drive previously owned by Rita and John Hankins.

New Business

Larry Anderson has made recommendation per email to Don that we no longer require masonry mailboxes. The concern centers around safety that masonry boxes force drivers to the middle of road, whether breakaway or not, drivers still have to miss the mailbox and the streets are somewhat narrow. After discussion the Board was in agreement there should be no change to the regulations other than to assure mailboxes are set back from road at a safe distance when being newly constructed.

Carol Ernest requested a Craft Fair be held at the clubhouse allowing outsiders to attend but only residents present products to sell. Approval given.

Richard reported that people using the clubhouse have complained that after being there with their pet they have come away with ticks and fleas. Brenda made motion to allow Arrow to spray for 5 months to get control of situation. Motion was seconded by Richard.

Richard also reported an issue when people are using the clubhouse that the grind pump got turned off causing problems. He has requested budgeting for new grinder (\$3,500) for next year.

Richard informed the board the "Restricted" sign at the entrance has been stolen.

Richard brought to board's attention that it was time to order new cartridges for printer (\$230) that all need to be replaced at same time. It was suggested that maybe its time to get updated printer maybe cheaper in long run.

Richard also requested \$400 for window replacement in clubhouse for a couple windows showing dampness.

Ron Tiller suggested to put in newsletter if homeowner has a complaint or request to present a signed request or complaint to board in order for it to be recognized.

Ron Tiller made motion to adjourn at 8:20.

Respectfully submitted

Jo Ervin Secretary