



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

**POA Monthly Meeting Minutes**  
**Date 12/12/23**

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

**Call Meeting to Order**

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

**Approval of Last Month's Minutes**

Motion made by Don to approve minutes of the 11/14/23 meeting and it was seconded by Ron then approved by the board.

**Treasurer's Report**

Brenda read the treasurer's report. She reported the Volunteer Federal checking account beginning balance of \$9,145.77 and an ending balance of \$7,440.28 as of 11/30/23.

We have a CD in the amount of \$21,189.77 and a second CD in the amount of \$46,909.69 also at Volunteer Federal.

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

**Social Committee**

Don presented some tentative new activities for the coming year that he received from the social committee and said we would discuss more at next meeting when they were finalized.

**ACC**

John Kerr has volunteered to work with ACC. Don has set John up a visit with Jim Horton so he can better understand the role and responsibilities of ACC. John is semi retired from building and remodeling industry.

**CCC**

Don reported the concrete trucks working at the spec house made ruts in vacant lot across the street. Don referred the lot owner to person that owns the spec house.

## **Maintenance**

It was discussed whether to look for a new person to clean the clubhouse due to the present person cleaning is no longer a homeowner. The process in the past has been that person be a homeowner in order to have access to the clubhouse for cleaning purposes. Don suggested to put a notice in the newsletter for a homeowner to clean at least once a month and work for at least a minimum of one hour.

## **New Business**

Brenda reported a closing on Michelle Volk property.

Discussion was held about only having quarterly open meetings in 2024 due to sparse attendance. It was suggested having open meetings in March, June, September and December. Final decision will be made at next meeting.

Jo suggested to ask Linda Sundstrom for her help for upcoming membership voting and mailing of ballots for coming year. All members were in agreement.

## **Old Business**

Brenda reported she has not received budget information from the social committee for 2024. It was decided to keep the same amount as last year for the social committee which was \$1000. Brenda said she would get the final budget numbers and present at the next board meeting.

Brenda also reported the new annual fee letters would be going out to all the owners the last week of the year. That new amount is \$218.79 annually.

Don made suggestion to have a special meeting in January to finalize the rules and regulations for the new year. He will follow up and set a meeting date.

## **Motion to Adjourn Meeting**

Brenda made a motion to adjourn the meeting which was seconded by Ron then approved by the board at 7:47 pm.

Respectfully submitted,

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Jo Ervin  
Secretary Tellico Harbor Property Owners Association