



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

**POA Annual Membership Meeting - March 15, 2023**

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**Location:** 2000 Cherokee Drive, Maryville, TN 37801

**Attendees:** Don Sloan (President), Rich Snyder (Vice President), Brenda Fernholz (Treasurer), Ron Tiller (Director at Large), Linda Sundstrom (Secretary), Patty Snyder, Mike Fernholz, Steve Sloan, Jo Ervin, Nancy Bowers, Todd Tiller, Margie Weeks, R. Hasenbank, and John and Eileen Stec.

**Call Meeting to Order**

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

**Approval of Last Month's Minutes**

The February 14 monthly meeting minutes 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 \$42,864.89. As of 3/9/23, the ending balance was \$25,693.47. There is a CD at Volunteer Federal Banking 7811-CD in the amount of \$30,498.26. There is also a second 0005-CD in the amount of \$45,662.65. The motion to approve and accept the treasurer's report was made, seconded and passed by the Board. Brenda noted that insurances have been paid as well as taxes for the year.

**Annual Committee Reports**

- **Social Committee** - Margie Weeks reported that they sponsored an X-mas party which was very successful as well as a Valentine's Day Party. The agenda for the upcoming season will include a garage sale on April 28 and 29. It is suggested that each participant will pay \$2.00 toward the cost of advertisement. The Ice Cream Social is scheduled for July 22 and will be hosted by Rocky's again. Each customer will be entitled to one large scoop of ice cream each (6 flavors to choose from). Refills will be at their own cost. Rocky's might also serve up hot dogs which will be available at his cost. There could possibly be a Movie Night (including popcorn) as well as a "Meet & Greet" for new neighbors this year.
- **Welcome Committee** – nothing reported.
- **ACC** – As submitted by Jim Horton, it has been a busy year. They approved 5 permits for building new homes; 2 permits for installing underground propane tanks; 3 permits for landscape projects and 2 permits for fences. The ACC wishes to thank everyone that submitted applications for their cooperation and attention to detail.

- CCC - Mike Fernholz reported that there have been very few issues to address so far. There might possibly be a need for a discussion on drones in the near future.
- Maintenance Committee – Rich reported that it has been a very busy year. There has been the installation of a 60” television in the clubhouse which features 32 channels as well as internet service for WiFi; a kayak launch at the dock; paving of a portion of the subdivision; landscaping; alarm and camera systems installed; installation of mantel over the fireplace (our thanks to Chuck and Julie Sprandel for their efforts); and purchase of new printer. We anticipate dock repair (which replaces 3 floats) to be done by ML Docks in the near future.

Rich will continue conversations with the town regarding repaving the subdivision. We are still hopeful that they will be able to deliver some asphalt to the parking lot at the top of the road. There is a chance of raising property taxes next year.

***OUR THANKS TO ALL OF OUR COMMITTEE MEMBERS FOR DOING ANOTHER OUTSTANDING JOB THIS YEAR!***

### **Old Business**

- Dave Porter is willing to continue giving support as webmaster.
- We are still in need of someone to take over the clubhouse reservation process and support.

### **New Business**

- Solar panel guidelines – the ACC committee has submitted a R&R for consideration which will be put into the monthly newsletter for review and comments from the residents. Further discussions will be held.
- Update on topics for consideration of governing documents revision (2024) – residents are encouraged to give some thought as to any issues they would like to see in our next 2024 revision (ex. rental companies, drones).
- Watershed Association of Tennessee Reservoir (<http://www.tellicowater.org>) – Don has arranged for a representative to come to speak with us at our monthly meeting in May. We encourage everyone to attend as this is a very worthwhile organization which benefits everyone.

### **2023 Annual Election and Budget Vote**

Linda acknowledged that (as secretary) on March 1, 2023 she mailed through USPS a cover letter, proxy and budget for 2023 to approximately 130 eligible residents. There were 37 received back. Each resident is entitled to one vote per lot.

Presentation of slate – the secretary read the slate of candidates:

- Brenda Fernholz (two-year term) - Brenda received a total of 48 votes
- Jo Ervin (two-year term) – Jo received a total of 48 votes
- Write in (two-year term) – none
- Budget for 2023 – 47 votes approved; 1 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 Linda, seconded by Don and approved by the board to accept the 2023 budget as proposed and Brenda Fernholz and Jo Ervin as board directors for a two-year term.

**Comments from Public**

Rich Hasenbank is concerned with water issues in his driveway/yard; Rich has taken the action item to speak with the town regarding the same. This issue is also happening in other cul de sac areas as well in the subdivision.

**Adjourn**

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

Respectfully submitted,

Linda Sundstrom