Tellico Harbor Property Owners’ Association
2000 Cherokee Dr.
Maryville, TN 37801

POA Annual Membership Meeting Minutes
March 12, 2019

Location: 2000 Cherokee Drive, Maryville, TN 37801

Attendees: Jerry Swearingen, President; Michael Swink, Vice President; Brenda Fernholz, Treasurer; Ron Tiller, Director at Large; Carolyn Millward, Secretary; Mike Fernholz, Carolyn Millward, John and Eileen Stec, Bill and Miriam Post, Cathy Baker, John and Cathy Lech, Jim and Liz Horton, John Steible, Linda Sundstrom, Larry and Kerry Anderson, and Steve Hammontree.

1. Call Meeting to Order
   The meeting was called to order by Jerry at 7:00 p.m.

2. Proof of Notice of Annual Meeting – A Proxy Form and Proposed Budget for 2019 had been mailed through USPS on 2/18/19 by Secretary Carolyn to resident property owners asking for their vote on the election of two Board of Directors (for two-year terms each) as well as the 2019 Budget.

3. Approval of Last Month’s Minutes
   A motion to approve the minutes of the Board of Directors’ meeting of February 12, 2019 was made by Jerry, seconded and passed by the Board.

4. Treasurer’s Report
   Brenda read the treasurer’s report wherein she reported a beginning balance of $49,660.62 as of 3/5/19. After deposits of $2,497.00, checks cashed $3,917.50, interest of $1.92 added, there was a balance of $48,242.04. Our 6 month CD totals $40,501.58; and 1 year CD totals $20,312.90. The motion to approve and accept the treasurer’s report was made by Jerry, seconded and passed by the Board.

5. 2019 Annual Election and Budget Vote
   A. Presentation of Slate - Jerry read the slate of candidates: Brenda Fernholz, Carolyn Millward and Linda Sundstrom.

   B. Nominations from the floor - There were none.
C. Voting – In addition to the mailed in proxies, some votes were given by hand at the meeting resulting in an overwhelming response from the residents. Our thanks go out to Miriam Post and Cathy Lech who played a huge part in going door-to-door to encourage residents to vote this year. We had the best response ever.

D. Results – Brenda Fernholz with 164 votes; Linda Sundstrom with 117 and Carolyn Millward with 71. The Board of Directors, in accordance with the By-laws of Tellico Harbor Property Owners Association, Inc., Paragraph II, D, Annual and Special Meeting of Membership, voted the remainder of the lots for which no ballots were received. The above totals include those votes. The 2019 Proposed Budget was approved and all of the ballots/proxies for directors and the 2019 budget have been recorded and filed in the office of the POA.

6. Committee Reports

A. Welcome Committee – nothing to report.

B. Maintenance Committee – Lanes Lawn Care has trimmed spruce trees, rose bushes and crape myrtles at the front entrance. Brad did not want to trim the trees at the corner of Cherokee and Crazy Horse and we are getting quotes for this project. Brad Lane presented us with a new contract for mowing season 2019. It reflects an 8% increase.

We received a quote from All Washedup Window Cleaning for the clubhouse windows. It would cost $250 the first time and then $200 each if we do it twice a year. It was decided to sign with All Washed Up for the season.

A tree fell across Tomahawk Trail. John Steible contacted the city and it has been cleaned up.

C. Social Committee – Jerry has attempted to communicate with Elena regarding events for the forthcoming year. It was also discussed that it might make more sense to add volunteers to the Social Committee with Elena still heading it up. This idea was well received.

D. Architectural Control Committee – nothing to report.

E. Covenants Compliance Committee - Letter was sent to Jeff Hash about his rental agreement. It has been signed for a one year lease.

7. Old Business - Jerry met with Stan Inman of South Point Risk to go over our insurance policy.
8. **New Business** – there will be five lots auctioned on March 20. They include Lots 143, 144, 145, 155 and 156. We will continue to do improvements on the clubhouse and common property. If you know of anything that needs attention, let one of us know.

9. **Comments from Membership** – none.

10. There was a motion by Jerry to adjourn the meeting, seconded by Ron, and adjourned at 8:00 p.m.

    Respectfully submitted,

    Linda Sundstrom, Acting Secretary