



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

POA Monthly Meeting Minutes
Date 1/7/25

Attendees: Don Sloan (President), Richard Snyder (Vice President), Brenda Fernholz (Treasurer), Ron Tiller (Director at Large), Jo Ervin (Secretary), Steve Sloan, Paul Zalewski, Chris Kegerreis, Todd Tiller, Kelly Tiller, B J Ostmeyer, Matt Ostmeyer, Bryan Abell

Call Meeting to Order

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

Approval of Last Month's Minutes

The minutes of the 12/3/2024 were approved by the Board.

Treasurer's Report

Brenda read the treasurer's report. She reported the Volunteer Federal checking account beginning balance of \$9,728.72 and an ending balance of \$6,370.57 as of 1/7/2025.

Due to only getting balances on quarterly basis from Warren and Jackson beginning 1/1/25 the CD balances were same as end of year.

Don highly recommended that the board look to reevaluate whether to stay with Warren and Jackson or look for a replacement due to their increase in fees and changes in getting

ACC

Bryan Abell reported Lot 55 has submitted plans to built to ACC committee.

CCC

Todd Tiller reported nothing going on right now.

Maintenance

There are currently no major activities for maintenance in the development. Richard discussed some of the plans for 2025. The City of Vonore will be working on improving the drainage on Cherokee Drive towards the marina. We are planning on removing and eliminating the kudzu on the common property that has gotten out of hand. The cameras at the clubhouse need upgrading. Once the Covenants are approved, we will be redoing the website. He is also negotiating a new 3-year contract for landscaping with Southeastern Turf. Richard will be working with Xfinity, Spectrum and ATT for possible access to high-speed fiber internet in our

neighborhood. Of course, we will have a portion of our streets paved but we don't know where or how much at this time.

Some of these projects will be included in the 2025 budget.

New Business

Don Sloan has requested a leave of absence from board and has recommended Bryan Abel to step in for a temporary replacement. The board accepted Don's request for leave of absence. Don made a motion to accept Richard Snyder to assume role of President of Board and Bryan Abell to assume Vice President. Motion was seconded by Richard then approved by board.

A suggestion was made to have a drawing of returned ballots for revised covenants. The one drawn would have their dues waived for 2025. A motion was made by Don and seconded by Jo to have a drawing of returned ballots and dues would be waived for 2025 for the winner. It was then approved by the board. This was done to encourage members to get their vote back to board by deadline.

Don has been notified that there is a property line issue with the clubhouse property. Bryan Abel will work with engineers and get it corrected. Richard suggested we look at surveying the other common areas to make certain we don't have other areas of encroachment. The members of the board agreed and Richard will look into the costs.

Old Business

Brenda Fernholz has resigned as treasurer and B J Ostmeyer has been recommended for the board position. Election for 2025 board members will be held at March board meeting with ballots being mailed out in February.

Richard reported the covenants were ready to send to attorney for final review before sending out to members. After discussion from members with suggestions there were some changes to make before it will be sent for final review.

Motion to Adjourn Meeting

Ron made a motion to adjourn the meeting which was seconded by Don and approved by the board at 8:08 PM.

Respectfully submitted,

Jo Ervin
Secretary Tellico Harbor Property Owners Association