

## TELLICO HARBOR PROPERTY OWNERS' ASSOCIATION

2000 Cherokee Dr  
Maryville, TN 37801



POA Annual Member Meeting  
Date 3/18/25

*Attendees: Richard Snyder (Acting President), Brenda Fernholz (Treasurer), Ron Tiller (Director at Large), Jo Ervin (Secretary), B J Ostmeyer, Sue Preetorius, Cliff Preetorius, Steve Sloan, Nancy Bowers, Jim Horton, Paul Zalewski, Bryan Abell, Kelly Henry, Chris Kegerreis, Patty Snyder, Beverly Coleman, Todd Tiller, Mark Schroeter*

### **Call Meeting to Order**

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

In opening remarks Richard acknowledged the sudden passing of our President Don Sloan. He detailed the impact Don had made as he served as our President of the Board. The Board and the POA ran smoothly as a result of his guidance. Among many other things he successfully managed to lead the board to not only revise the Covenants and By-Laws but to get approval from 2/3 of property owners before the deadline. He also represented Tellico Harbor in several lake wide organizations outside the POA.

### **Approval of Last Month's Minutes**

Motion was made by Brenda and was seconded by Richard to approve the minutes of the 2/11/2025 board meeting. They were then approved by the board.

### **Treasurer's Report**

Brenda read the treasurer's report. She reported the Volunteer Federal checking account beginning balance of \$34,311.16 and an ending balance of \$33,848.79 as of 3/18/25. We have

a 6-month CD in the amount of \$20,524.51 and a 1 yr CD in the amount of \$50,313.76 at Peoples Bank.

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

Richard thanked Brenda for her 8 years of service and hard work as treasurer on the board as she is retiring from her position.

### **ACC**

Brian Abell reported house being built on lot 55 and also another lot was sold with intentions to build on it. Jim Horton announced he has officially retired from the ACC committee and that the board is looking for his replacement. Richard thanked Jim for his years of service not only on the ACC committee but his work on the board in various positions. So much of what Tellico Harbor is today can be attributed to Jim.

### **CCC**

Todd Tiller reported there are no compliance issues currently going on.

### **Maintenance**

Richard reported a leak in the sprinkler system has been repaired but another minor leak was found and will be located and repaired soon.

### **Old Business**

Richard discussed some capital improvements the board is considering that are outlined in 2025 budget which include kudzu removal, survey common areas, new clubhouse cameras and improvements to our website.

Richard also reported he has revised the email distribution list, revised the member directory and has revised the property owners list by lot number and by name to be distributed to our accountants and to members of the board.

Richard was appointed acting president at the January meeting and he will continue to serve in that capacity.

Richard reported the return of 114 yes votes out of 163 eligible votes of the lot owners to approve the Amended and Restated Covenants and By-laws which was more than 2/3 needed to pass for approval. April 5th is the deadline to register the Covenants and the board can accept votes up to that date. The documents will be signed, notarized, and turned over to our attorneys for filing along with the original ballots prior to the deadline.

The board had approved a drawing to be held for one owner to have their annual dues paid for the current year for those who submitted their vote back the board by the early vote deadline of February 18, 2025. The drawing was held at the board meeting and the winner is Lot 66 owned by Mitch and Veronica Avery. The lucky ticket was drawn by little Louis Ostmeyer who was in attendance with his mom.

### **New Business**

Richard announced a new board position open as a result of Don's passing. The board would be open to suggestions for that position and would be discussed at the next board meeting.

Sue and Cliff Preetorius were introduced as new owners of 1308 Apache Court and were welcomed by everyone.

### **Open Discussion**

Kelly Henry made a suggestion the POA participate in a food drive for Second Harvest Food Bank. Richard said we would follow up at our next meeting with the idea.

### **2025 Annual Election and Budget Vote**

Jo acknowledged that on February 18, 2025 a cover letter, proxy ballot, and budget for FY2025 was mailed through USPS to approximately 130 eligible residents. There were 56 votes with each resident entitled to one vote per lot.

Presentation of slate:

Jo Ervin (two-year term) received 56 votes

B J Ostmeyer (two-year term) received  
56 votes

Write in (two-year term) one vote

Budget for 2024 - 55 votes yes 1 unapproved

Votes not received by proxy at the time of the meeting were voted on 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 Richard to accept the results of the Annual Election in favor of the two candidates for a two-year term and adopt the FY2025 budget. The motion was seconded by Ron and then approved by the board. An operational meeting will be held by the board following the Annual Meeting.

**Motion to Adjourn Meeting**

Richard made a motion to adjourn the meeting which was seconded by Brenda and approved by the board at 7:25 PM.

Respectfully submitted

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Jo Ervin  
Secretary Tellico Harbor Property Owners Association