



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

POA Monthly Meeting Minutes
May 14, 2024

Attendees: Don Sloan (President), Richard Snyder (Vice President), Brenda Fernholz (Treasurer), Ron Tiller (Director at Large), Jo Ervin (Secretary), Patty Snyder, Jim Horton, John Stec, Chris Kegerreis, Carol Earnest, Jeff Tipton

Call Meeting To Order

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

Approval of Minutes of Last Meeting

Motion was made by Don to approve minutes of last meeting and 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 \$35,278.00 and an ending balance of \$28,035.96 as of 5/5/24. She also reported we have a 1 yr CD in the amount of \$48,071.49 and a 6 month CD in the amount of \$21,596.30 also at Volunteer Federal.

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

Social Committee

Carol reported the Crawfish and Shrimp Boil would be June 8 and that the committee would be going door to door selling tickets. She requested a waiver from the board to post a 3X4 sign at the entrance of the subdivision to advertise the Crawfish Boil. Richard made a motion to approve the 3X4 sign per waiver to be placed at entrance for a 1 time use exception and related to this one event only. Motion was seconded by Jo then approved by board.

Welcome Committee

It was reported that Margie Weeks has been sick and unable to work on the welcome committee. Debbie Grier had offered to help but will be unable to help due to personal matters. It was suggested that we need to look for someone to take over the Welcome Committee.

ACC

Jim Horton reported there was nothing new to report. He did report the house under construction is moving along not speedy but moving.

CCC

Nothing to report.

Maintenance

Richard reported the problems with the new paving were due to a lack of prep work and that the project was rushed because they were late from an earlier project. He will ask Dave Wiggins to come look at a homeowner's driveway where rainwater was coming down the driveway and going into his basement causing problems. The clubhouse gravel was surface damaged by Harrison dumping their paving materials on the lot and picking it up with a Bobcat. The city will replace and spread new gravel.

Richard reported the new windows were installed. The front landscaping seems to be improved as a result of fertilizing and more attention paid to it overall. He made a proposal to use the money allocated for the front entrance landscaping to purchase some mulch and general clean-up of the landscaping in the back of clubhouse. Don said he would take a look at it.

Richard also presented a work proposal from Rainscapes to repair the leaking main valve for the front entrance as well as a solution to solve the unlocated leak that is occurring elsewhere in the system. In addition to replacing the main turn off valve they would add a remote battery-operated controller node that would turn on the main water source only when sprinklers are in use. This would cost approximately \$475 in addition to the main valve. The board voted to do the main valve repair only.

Old Business

It has been an adventure trying to get Covenants updated due to clarity in original Covenants. Richard reported that our attorney, Melaine Davis, feels a more comprehensive document that better encompasses the previous documents and amendments for our covenants would further strengthen the Association in updating the covenants. This effort would take additional time and could take us past our original completion date. Richard reported the Covenants can only be revised at certain times specified within the Covenants, Conditions, and Restrictions. Our attorney Melaine Davis has pointed out we can take advantage of a 10-year anniversary date set forth in the original Declarations which is April 6th, 2025, allowing us the extra time we will need. The board has unanimously agreed to utilize this by using this upcoming anniversary date to extend the deadline to allow us the time necessary to properly draft, review, edit, vote as required by the original Declarations and register a more comprehensive Amendment giving us an opportunity to further clarify and strengthen our covenants and the Association as a whole.

Don reported that Brian Hall with TRDA requested he join an organization they have put together made up of representatives from communities and organizations impacted by Tellico Lake. Don said the creation of Tellico Reservoir Community Committee (TRCC) desire is to combine resources to address issues that impact the region. It will also serve as an opportunity to create greater awareness and communication on issues that we all share around Tellico Lake. Some of the topics being discussed includes vagrancy and homelessness, illegal camping, and area infrastructure impacted by planned growth in coming years. The committee includes representatives from Rarity Bay, Tellico Village, Wind River, Kahite, Legacy Shores, TBART, TRDA, WATeR and Loudon Co Sheriff office. Don reported the the Sheriff departments from the surrounding counties are very eager to help and have been to the meetings. Don also said the organization is committed to get funding from TVA for a dedicated person (maybe an off duty police officer) to patrol and check on illegal activity. Don reported their next meeting they will be bringing TVA representatives to meeting and continue to work up the chain in order to solve issues.

Don reported he met with insurance inspector at clubhouse and all is good but has not received report yet.

New Business

Don mentioned we need to get more centralized processed of data and record keeping going forward. Richard had some ideas on how to get it accomplished and will share further details at future working meeting and discuss how to get it done.

Motion To Adjourn Meeting

Ron made a motion to adjourn the meeting which was seconded by Richard and approved by the board at 7:48 PM.

Respectfully submitted,

Jo Ervin
Secretary Tellico Harbor Property Owners Association