



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

**POA Closed Meeting Minutes**  
**6/18/24**

***Attendees: Don Sloan (President), Richard Snyder (Vice President), Brenda Fernholz (Treasurer), Ron Tiller (Director at Large), Jo Ervin (Secretary)***

**Call Meeting to Order**

Don Sloan called the meeting to order at 6:30 PM.

**Approval of Last Month's Minutes**

A motion was made by Brenda to approve the minutes of the 5/14/24 and was seconded by Richard then approved by the board.

**Treasurer's Report**

Brenda read the treasurer's report. She reported the Volunteer Federal checking account beginning balance of \$28,035.86 and an ending balance of \$25,644.10 as of 6/11/2024.

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

**ACC**

It was reported that Jim Horton has sent an email to owner of Sequoia new build to get fees and permits up to date. Jim stated he cannot sign off on final approval on house until he has updated permits.

**Maintenance**

The repair of the front entrance sprinkler valve main valve was replaced by Rainscapes, however there still will be a leak somewhere in the system that we are not repairing. In addition to the main valve repair, Rainscapes installed a battery-operated controller node which will only turn on the main water supply when the sprinkler system is programmed to operate. This would shut off the leak when the system isn't operational thus saving water. This node installation was not approved with the initial quote and should not have been part of the installation. Due to a mix-up at their end Rainscapes installed the node but has waived the cost of the node to us. We will

need to monitor the monthly water bill to see if the water usage does come down with the new system.

### **New Business**

It was reported the Tellico Harbor POA sign at the entrance has been stolen for a second time. Richard suggested purchasing a new sign only this time affixing the sign to the masonry wall with tamper-proof screws. The Board approved the purchase of a replacement sign.

Richard is going to ask Southwester Turf to cleanup, weed, and refresh the mulch in the clubhouse park area.

During an earlier board meeting the need for an additional CCC member was discussed with Todd Tiller. Don asked the board if there were any suggestions for this position. No names were offered, and it was decided to ask Todd for suggestions to fill the position and follow up with him at the next open meeting.

It was reported there were several complaints from residents due to a rash of non-residents were using the clubhouse grounds and dock over the Father's Day weekend creating a nuisance. These unauthorized users were confronted with one claiming her mother lived here (her mom moved away 2 years ago), a group of kids some from Kentucky, and a group of boys that we missed confronting several times. It was suggested we keep better watch over the clubhouse going forward and that improved signage, cameras, as well as contacting the Vonore Police for regular patrols would be looked into.

### **Old Business**

Don expressed a need to update several R&Rs posted on the website to reflect the changes approved by the board but not incorporated such as grass height, as well as the release of the approved swimming pool R&R. The R&Rs generally have some format and other issues that need cleaning up as well. Richard has agreed to work with Don to update and correct the website accordingly.

It was reported that the original Word files for the Covenants and R&Rs were lost due to a previous computer crash. Don has spent a great deal of time converting and formatting the PDF files to Word documents so they can be edited. We have been in contact with our attorney regarding the changes we would like to make to the covenants. In addition, we will revise the Covenant preamble that incorporates the scope of the changes and send the revised documents to the homeowners for approval via vote 90 days prior to the April 5th, 2025, anniversary date. In addition to these changes, Don suggested the Covenants be revised to allow that modifications can be made anytime as needed by vote of the property owners instead of waiting 5 years. Don also proposed to include a provision in the covenants that 30% of the

property owner's membership can petition for a vote or recall of an active vote by owners needs to be held.

**Motion to Adjourn Meeting**

Jo made a motion to adjourn the meeting which was seconded by Ron and approved by the board at 7:50 PM.

Respectfully submitted,

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Jo Ervin  
Secretary Tellico Harbor Property Owners Association