



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

POA Closed Meeting Minutes
9/10/24

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 7:00 PM.

Approval of Last Month's Minutes

Motion was made by Don to approve the minutes of the 8/13/2024 and was seconded by Richard and then approved by the board.

Treasurer's Report

Brenda read the treasurer's report. She reported the Volunteer Federal checking account beginning balance of \$19,269.96 and an ending balance of \$16,986.63 as of 9/10/24.

Brenda also reported a 6 month CD in the amount of \$20,000.00 and a second 6 month CD in the amount of \$50,000.00 at First Peoples Bank.

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

Maintenance

A slit fence will be added to lot 131 to prevent further mud flow onto Kennesaw Court and Sequoia Drive.

The fallen tree on the common area next to Lot 140 has been removed.

At the front entrance, the flag has been replaced and the missing sign has been purchased but not installed.

Upgrades to the camera system have been quoted and are under review. Any upgrades would be proposed as part of the FY25 budget.

The water usage of the sprinkler system at the front entrance has been reduced but is not satisfactory. There is still a leak that needs to be investigated and repaired if possible.

Richard reported he was meeting with the City of Vonore about the drainage issues on Cherokee Drive and would get options and report back to board with solutions.

New Business

Brenda let the board know she would not be running for a board member for the upcoming year. She offered to write up the duties she performed as the treasurer to be posted in order to find a replacement for her.

Dave Porter has informed the board he would like to transition from management of the Tellico Harbor website. A replacement will need to be found. Additionally, the website needs a redesign and upgrade to make it more usable. Richard will work with Dave on his transition and contact Monster our web hosting service to see what it will take to upgrade the web design tools and a redesign/upgrade the overall website.

Don reported we have 2 new rentals one on Lot # 10 and one on Lot # 83. Need to get copies of Lease Agreement from the owners for POA.

Old Business

There was some discussion on increasing dues for the upcoming year due to need to improve our technology website and other cost due to inflation. Board decided to make that decision at next board meeting.

Don reported to board about some issues with owners of Lot 171 and 172. He said the owners were discussing issues with the ACC and the CCC members and would report back to board.

Richard talked with our attorney about the draft on the Preamble to the Covenants and said it would be completed in 2 weeks.

Don agreed to organize the R & R then present them to board at the next meeting.

Motion to Adjourn Meeting

Motion was made by Ron to adjourn and seconded by Richard at 7:55 PM.

Respectfully submitted

Jo Ervin
Secretary Tellico Harbor Property Owners Association