

EMPOA OCTOBER 2026 FALL BOARD AGENDA

LOCATION: EMVFD, 1564 WILHITE CREEK RD

DATE: 10/17/2026

TIME:10:30

AGENDA ITEMS:

1. WELCOME/ CALL TO ORDER:

2. ROLL CALL:

3. Quorum: Established:

4. APPROVAL OF JULY Meeting MINUTES:

5. APPROVAL OF Emergency Meeting MINUTES:

6. Committee Reports:

- a) Treasurer
- b) Finance Committee
- c) Roads Committee
- d) Architectural Committee
- e) Firewise Committee

7. Old Business:

- a) Black Oak cul-de-sac sale
- b) Ridgeview Dr (ROW) lots 37-31, 37-32

8. New Business:

- a) a) New Allocation of Funds for Roads
- b) Leins
- c) Release of Liability for Alpine



9. Board Member Discussion & Comments:

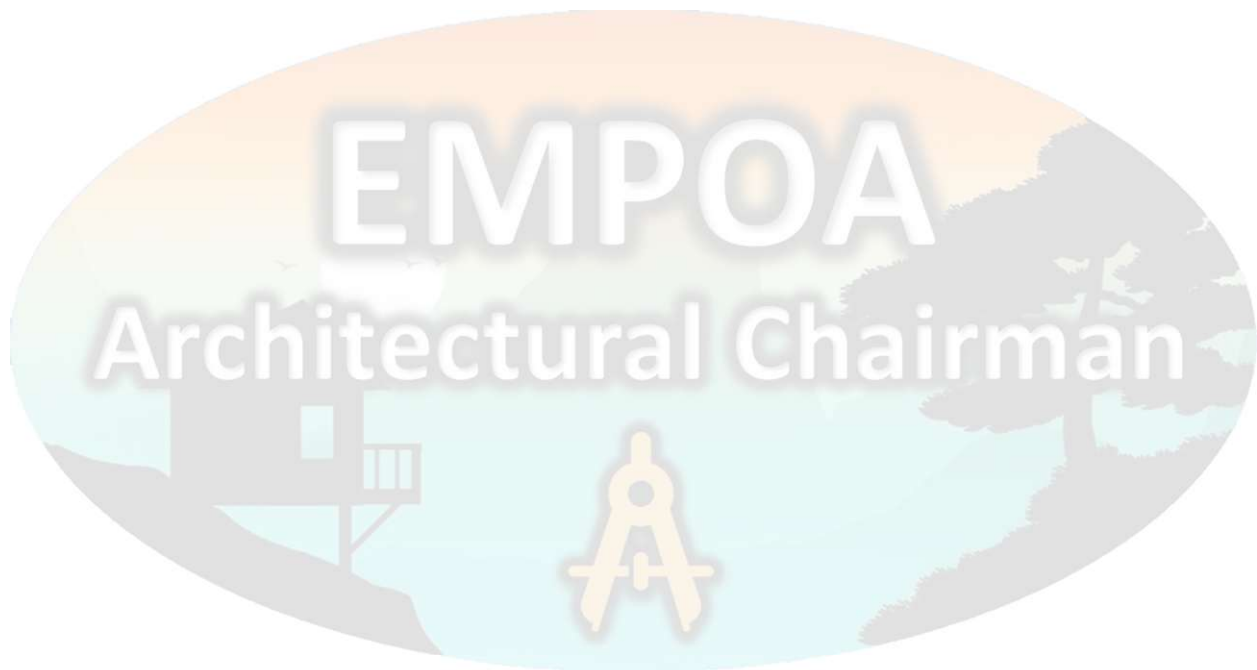
10. ACTION ITEMS & NEXT STEPS

a) MOTIONS:

11. Adjournment:

Time:___

VOTED AYES: _8_ NAYES: _0_ OBSTAIN: _0_





ROADS COMMITTEE REPORT

Total Completed:

Ditches: 1.1 Miles
Surface Graded: 1.76 Miles
Reclaimed: 0.28 Miles
Gravel: 462 Tons
Culverts: 2

Roads In Progress

Sourwood Honey Dr
Short Redbud Ln
Ridgeview Dr

Roads Finished

Glasgow St
Ditches: 385 Yards // Gravel: 42 Tons

Green Bay Dr
Surface Graded: 467 Yards // Gravel: 42 Tons

Catbird Ct
Reclaimed: 76 Yards

Wexford Way
Ditches: 165 Yards // Gravel: 21 Tons

Aintree Dr
Ditches: 670 Yards // Surface Graded: 1,233 Yards // Gravel: 63 Tons

Aspen Ct
Reclaimed: 51 Yards // Gravel: 21 Tons

Magnolia Pl
Surface Graded: 127 Yards // Gravel: 21 Tons

Red Maple Lane
Reclaimed: 163 Yards // Ditches: 231 Yards // Surface Graded: 678 Yards
// Gravel: 63 Tons

Trailer Park Ln
Surface Graded: 310 Yards // Gravel: 42 Tons

Laurel Ct
Surface Graded: 134 Yards

Old Laurel Ln
Washout Repair: 20 Yards



Linwood Ct

Ditches: 43 Yards // Surface Graded: 193 Yards // Gravel: 21 Tons

Eagle Point

Reclaimed: 199 Yards // Surface Graded: 94 Yards // Ditches: 127 Yards
// Gravel: 42 Tons // Culverts: 1

Lakeside Ct

Ditches: 68 Yards // Gravel: 21 Tons // Culverts: 1

Black Oak Pl

Surface Graded: 126 Yards

Black Oak Dr

Ditches: 299 Yards // Surface Graded: 972 Yards // Gravel: 63 Tons

Remaining Reclamations Needed

Total: 4.2 Miles

Boxelder St: 216 Yards

Fir Ct: 92 Yards

Balsam St: 198 Yards

Spruce St: 217 Yards

Cedar Ln: 163 Yards

Rhododendron Dr: 306 Yards

Wintergreen Dr: 289 Yards

Juniper Ct: 95 Yards

Hazelnut Ln: 359 Yards

Buckeye Dr: 926 Yards

Leatherwood Dr: 1,481 Yards

Beechwood Dr: 786 Yards

Poplar Pl: 315 Yards

Silverbell Pl: 309 Yards

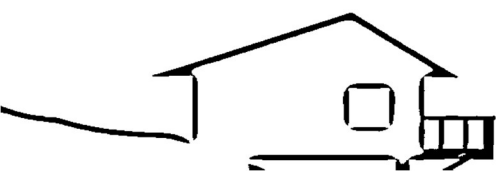
Elderberry Dr: 503 Yards

Cherokee Ct: 253 Yards

Pawnee Ct: 504 Yards

Spicewood St: 501 Yards





ARCHITECT COMMITTEE REPORT

Improvements Requests

Shawn Huhn // Lot 23-35 // October 16th 2026

EMPOA Property Address (If Available): 1456 Black Oak Drive

Expected Date to Begin Improvements: Oct 23, 2026

Expected Improvements Completion Date: Jan 16, 2027

Does your proposed improvement require a variance from the EMPOA restrictive covenants?: No

Will you be utilizing a contractor to perform these improvements?: Yes

Contractor's Name: Clayton Homes Newport, TN

Contractor's Email: hc203@claytonhomes.com

Contractor's Business Address: 921 W Hwy 25/70 Newport, TN, 37821

Please list the proposed exterior construction materials, finish and color: 32x60 new manufactured home exterior is wedgewood blue with white shutters and trim

Please describe the proposed improvement and it's purpose: Placing a new manufactured home as a single family dwelling

What is the estimated square footage to be added if any?: 1580

APPROVED

Variance Requests

Debra Cassity // Lot C-5 // September 1st 2026

REQUEST TO MODIFY APPROVED SETBACK VARIANCE From 16 Feet to 10 Feet To the English Mountain HOA / Architectural Review Committee: We are respectfully requesting that the previously approved 16-foot front setback variance be modified to a 10-foot front setback for our property on English Mountain. First, we sincerely appreciate English Mountain previously approving the 16-foot setback due to the septic situation and the unique conditions of our property. Since receiving that approval, however, we have moved forward with the building permit process and have encountered an additional significant issue caused by the extreme elevation change of the property. BUILDING PERMIT AND RETAINING WALL ISSUE Our building permit has now been submitted to Sevier County. During that process, the proposed placement of the home was not approved without the construction of an approximately 12-foot-high retaining wall. This is not simply a retaining wall we would prefer not to build. The wall creates a direct conflict with the development of the property because of the location required for our septic system. The gentleman we have been working with at Sevier County Planning and Zoning has been very helpful in evaluating the property and the elevation issues. The elevation drop on this lot is substantially greater than what would normally be encountered on a property with a 10% grade. Because of this significant drop in elevation, the additional six feet of setback relief makes a substantial difference in where and how the house can be constructed. WHY THE ADDITIONAL SIX FEET IS NEEDED Moving the home from the currently approved 16-foot setback to a 10-foot setback would allow the house to sit farther onto the more suitable and level portion of the property. This would allow the home to be constructed on a more



appropriate foundation rather than forcing the structure farther down the steep mountainside and creating the need for extensive piers and/or an approximately 12-foot retaining wall. More importantly, the retaining wall creates a conflict with the septic system. When we purchased and began planning for this property, we anticipated being able to connect the home to the sewer system. We have since learned that sewer service is no longer a viable option because of the problems with the existing system. Therefore, we must install a septic system. Because of the elevation and topography of the lot, the septic system needs to be located toward the upper portion of the property. Unfortunately, this is also the area affected by the large retaining wall that is now being required for the building permit under the current house placement. We are therefore faced with conflicting requirements: The house at the currently approved setback requires an approximately 12-foot retaining wall for the building permit. The septic system must be located toward the top of the property because of the terrain. The retaining wall interferes with the area necessary for the septic system. Sewer is no longer a viable alternative. Moving the home forward an additional six feet would allow the home to sit on more suitable ground and would help eliminate the conflict between the foundation, retaining wall, driveway, and septic system. THIS IS A TOPOGRAPHICAL HARDSHIP We want to emphasize that we are not requesting the additional six feet for convenience, aesthetics, or simply to build a larger home. The building permit process has demonstrated that this is a genuine construction and topographical issue. The extreme elevation drop of this particular mountain lot has created a situation where complying with the currently approved setback results in the requirement for an approximately 12-foot retaining wall, while that same area is needed to accommodate the septic system. English Mountain has already recognized the septic hardship by approving the setback to 16 feet, which we greatly appreciate. We are now requesting only the additional six feet necessary to reduce the setback to 10 feet so that these competing requirements can reasonably be addressed. OUR REQUEST We respectfully request approval of a 10-foot front setback. This additional six feet would allow us to position the home on the property in a way that better follows the natural topography, provides a more appropriate foundation location, reduces or eliminates the need for the approximately 12-foot retaining wall, and preserves the area required for the septic system. We believe this is also preferable to constructing a massive retaining wall and performing significantly more excavation and disturbance to the mountainside. We are making every effort to work cooperatively with English Mountain, Sevier County Planning and Zoning, and the Building Department to find the safest and most reasonable solution for this unusually steep property. We would be happy to provide the proposed site plan, building permit information, photographs of the elevation change, septic information, or any additional information English Mountain would like to review. We respectfully ask that English Mountain consider the actual physical conditions of this property and approve the modification of the previously granted variance from 16 feet to 10 feet. Thank you for your time and consideration.

APPROVED

Tracy and Debra Cassity // Lot C-5 // September 23rd 2026

RE: Request for Additional 10-Foot Side Setback Variance To Whom It May Concern: I am submitting this request for an additional variance concerning the side setback of our property. We previously requested a 10-foot variance/setback adjustment for the front of the property due to the significant slope and unique conditions of the lot. During the continued planning and review of the site plan, we have now been advised by Planning and Zoning and our surveyor that we also need to obtain approval for a 10-foot



setback along the side of the house that adjoins the neighboring property line. This additional request was not something we were originally aware would be required. We have already submitted multiple variance requests while working through the requirements for this property, and we are trying to make sure that each requirement is addressed correctly as we receive additional direction from the county, surveyor, and other parties involved. We are therefore requesting approval to allow the proposed home to be located 10 feet from the adjoining side property line, as reflected on the updated site/plot plan. The need for this variance is related to the same unusual site conditions that have affected the placement of the home from the beginning. The property has a significant elevation change and steep slope, along with limitations involving the septic system, foundation/house placement, driveway access, and retaining-wall requirements. These conditions substantially limit the area of the lot where the home can reasonably and safely be constructed. We are not requesting this variance simply to increase the size of the home or for convenience. We are attempting to establish a workable building location that accommodates the terrain, septic requirements, driveway, foundation, and applicable county requirements while minimizing the need for excessive excavation and retaining walls. We respectfully request approval of a 10-foot side setback from the adjoining property line so that the home may be placed in the location shown on the revised site plan. We appreciate your consideration and patience as we continue working through the requirements associated with this particularly difficult mountain lot. Our goal is to comply with all applicable requirements and construct the home in the safest and most practical location available on the property. Thank you for your consideration.

APPROVED

Violation Reports

Denny Edwards // Lot 31-10 // July 24th 2026

Describe the violation you are reporting. Please be sure to include the lot number and/or address of the violation if possible: single wide used trailer on 31-10

RESOLUTION IN PROGRESS

Committee spoke with the property owner advising no improvements request was submitted. The area is only approved for double-wides and stick-built structures which are new. Member agreed to have the structure removed no later than January 24th 2027. No inhabitants will occupy the structure and no utilities will be connected otherwise EMPOA will have it immediately removed at the member's cost. Member is also responsible for repairing the neighbor's lawn from installation related damage.

Cynthia Mitchell // Lot LCTP-103 // October 13th 2026

Describe the violation you are reporting. Please be sure to include the lot number and/or address of the violation if possible: This is a violation of the covenants, "Article V, Section B Construction of Mobile Homes and Outbuildings, #1 The exterior of each shall be of suitable appearance, and each mobile home shall be skirted with materials matching the exterior of the mobile home reaching the lot surface and completely covering the undercarriage." Velma Jean Johnson (OWNER)--1545 Wilhite Creek Road (location of violation) 4605 Chinquippin Road, Sneedville, TN 37869 (Owner's address)

PENDING COMMITTEE REVIEW