

ENGLISH MOUNTAIN PROPERTY OWNERS ASSOCIATION, Inc.
Annual Meeting

July 9, 2011

The meeting was called to order by Acting President Dr. Bill Paschal in the meeting room of the English Mountain Condominium Building at 10:05 a.m.

Board Members Present:

Bill Paschal	Katherine Sanders	Terry Wingate	Mark Cooper
Linda Stockman	Danny Sanders	Hugh Vaughn	Bob George
Ted Chapman			

Board Members Absent:

Bob Jackson	Brett Nichols	Tressie Paschal
Joe Embry	Juanita Ruiz	

Guests Present:

Fred Dalrymple	Marsha Wingate	Jim Culpepper	Dan Dippermann
Bob George	Tom Crowder	Roni Crowder	Gerald Hedges
Dennis Nygard	Carolyn Culpepper	Victor Whitaker	Offi Whitaker
Phil Stieve	Geconda Stieve	Lynn Nichols	Gary Stephens
Bill Bevins	Betty Bevins	Larry Hayse	Kathy Hayse
Fiena Perry	Sherrie Gilland	Barbara Darby	Donald Richard
Ron Allen	Pat Allen	Otis Tarkington	Aileen Tarkington
John Wingate	Lawrence Peak	Carol Peak	Alice Kicker
Ann Mason	Vickie McEvers	Kathy Dippermann	
Andy Gilland			

The meeting was called to order by President: Paschal at 10:05AM. The minutes of the annual meeting on July 10, 2010 meeting had been previously reviewed, corrected, and approved by the Legal Committee. Each member present introduced himself or herself and told where they lived. Those attending are listed above. Terry Wingate thanked everyone for their cards, calls, prayers and flowers after the death of his mother, Martha Wingate. Martha was a special lady and she loved this mountain .We will miss her. John Wingate also said a few words about how long they have been here on the mountain. They first came here in 1969 and built their cottage in 1970 on Eagle Point. John did a lot for this mountain, and we are happy to see him here today. We hope he will be able to come again.

The President, introduced our attorney Mr. Bryan Mansfield.

The first order of business was to confirm the appointment of Otis Tarkington to the Board. Mr. Tarkington has a good deal of experience on this mountain and after a few words from him. Confirmation was unanimous.

The President, addressed ESCUD and its reported waste of our water. He asked everyone to attend the meetings of ESCUD on the first Monday of the month at 6:00pm at the water department office on Alpine Drive.

Legal Report: We are hoping membership will approve the amendment to replace "Perferred Development" with "EMPOA" on the ballot this year. Our attorney, Mr. Mansfield will review and approve the protective covenants and file them with the courthouse. After they are signed by the President, Dr. Bill Paschal, and the Secretary, Kathryn Sanders. Mr. Mansfield says our hands are tied with the covenants until 2014 with the exception of tightening things up with this new amendment by replacing "Perferred Development" with "EMPOA". In 2014, we should be ready to amend the covenants or they will be in effect as they are now for ten (10) more years. If approved the outgoing secretary, Kathryn Sanders graciously volunteered to make the changes to the protective covenants substituting "EMPOA" everywhere in the covenants where Perferred Development exist.

President brought before the board the lack of need for the Legal Committee. At this time this committee will become inactive, with approval of the board.

Motion Carried.

The Legal Report was accepted by unanimous vote.

Treasurer's Report: On behalf of Treasurer Danny Sanders, Mrs. Sanders summarized the Association's financial status as follows:

July 1, 2011	Checking Balance	\$ 6,894.74
	Income since January 1, 2011	\$ 32,730.95
	Expenses since January 1, 2011	\$ 15,408.39

The checkbook was available for any Board Member to examine who wished to do so.

The Treasurer's report was accepted unanimously.

Secretary's Report: Secretary Katherine Sanders reported that membership was running slightly ahead of usual. At this time we have 570 members. She also reported that she is in the process of updating the property-owner database on a lot by lot basis, comparing EMPOA's database with the County's ownership and tax records. She is only about 1/4 of the way through.

This will be Kathryn's last report as secretary as she has submitted her resignation effective 7-10-2011, to pursue other opportunities. She has paid herself \$200.00 a month since January. She feels this is the least we could get someone to assume the responsibilities of secretary and membership clerk.

President Paschal commended Kathryn on her efforts to hold EMPOA together this year. She has done an excellent job along with help from Danny.

Balance In the checkbook at this time: \$6894.74 - Copy attached to minutes in office

The Secretary's report was accepted by unanimous vote.

Road Committee Report: Mr. Danny Sanders, Chairman of the Road Committee says there is:

\$21,000.00 in the Road Fund. He has been holding funds because of the question on the access road that connects Ridge View with Alpine Drive. When the survey was done we found the road crosses not one but two private lots. The road was cut through some years ago with the permission of the lot owners. The owner of lot 32/37 sold the lots. The new owner of the lots stopped the road crew from making improvements. Mr. Mansfield has agreed to send letter to new owner but suggest since our funds are low it might be to our advantage to talk to him and maybe make a small offer to buy the property. This may be the best solution but we won't know until we approach the owners. If we are fortunate enough to do this people on Ridge View would have access to Alpine Drive. Ridge View is virtually impassable with manhole covers missing, etc.

The Chairman is always careful to maintain a reserve in case someone wants to build and we need to help them get to their lot. This will be Mr. Sanders last report. He did not seek re-election to the Board.

The Road Committee Report was accepted without dissent.

Architectural Committee Report: Chairman Hugh Vaughan reported new homes are going up. His home on Aintree is in progress with the foundation already poured. A new home on Low Sunset and Alpine is scheduled to start construction in September. Illegal dumping and hunting is a problem. He ask everyone to "Post" their property. As for hunting this should help but Mr. Mansfield says with the laws in Tennessee a hunter can follow his dog into your yard as they did in Larry and Kathy Hayse's yard, shooting the turkey at their front door. Jim Culpepper suggested calling the game warden when hunting is an issue. Dumping is a big problem hopefully the "Posted" signs will help. Silverbell is a big problem with dumping, boats, trash and setting cars on fire.

Hugh also told the members you can sub-divide a lot between two people making your lot bigger.

The Architectural Report was accepted unanimously.

Old Business: Dogs, Linda Stockman reported the dogs are still charging people, these dogs supposedly belong to the Lovelace's. Mr. Mansfield says the best thing to do is call animal control as the letter we sent did not seem to make a difference. He says in Tennessee there is a one bite law and they have already bitten someone. Sherry Gilland has also had an issue with these dogs. Otis Tarkington says to call Phil King at the sheriff's department. He is the animal control officer, and if he can't catch the dogs he will bring you a trap to catch them and he will come pick the trap up. Linda asked about human feces being dumped into our water supply. This has been turned over to ESCUD. She also, asked about roosters in trailer park. Mr. Mansfield doesn't think there is much we can do about this..

New Business:

The board took a vote to authorize funds for legal fees of up to \$2000.00 for filing the proposed amendment and researching and preparing the new covenants, if the amendment passed this year. The motion was made by Bob George and seconded by Linda Stockman.

Motion was accepted unanimously.

There being no other questions for Mr. Mansfield he left the meeting. President Paschal, said since Mr. Mansfield came on board as the attorney for EMPOA we have had good legal advice.

Elections: President Bill appointed Katherine Sanders, Mark Cooper, and Linda Stockman to form the Election Committee of 2011. While we took a short recess the election committee counted the votes.

The following members were elected to the board:

Ted Chapman	Carolyn Culpepper	Jim Culpepper	Marsha Wingate
Juanita Ruiz			

Next Meetings: Annual Meeting on July 14, 2012 at 10:00 a.m.
Fall Meeting on November 5, 2011 at 10:00 a.m.

Adjournment: Mark Cooper moved and Terry Wingate seconded that we adjourn at 12:07 p.m. The motion carried with universal enthusiasm.

Submitted by Carolyn Culpepper, Secretary

ENGLISH MOUNTAIN PROPERTY OWNERS ASSOC., INC.

SUMMER BOARD MEETING JULY 9, 2011

The meeting was called to order by President, Paschal. The first order of business was election of officers. Dr. Paschal said he had no desire to continue as President. He feels we need a president that lives on the mountain full time. He said, it is very difficult to take care of business only living here six (6) months a year. He again recognized John Wingate.

After a good bit of discussion a motion was made by Mark Cooper to place Jim Culpepper's name in nomination for President. The motion was seconded by Carolyn Culpepper. The vote was unanimous.

Mr. Culpepper accepted with the condition that Dr. Paschal remain as Vice President. Dr. Paschal's name was placed in nomination for Vice President. The vote was unanimous.

The name of Carolyn Culpepper was placed in nomination for Secretary by Hugh Vaughan, seconded by Dr. Bill Paschal. The vote was unanimous.

Carolyn accepted the position and said she would do her best.

Mark Cooper's name was placed in nomination for Treasurer by Carolyn Culpepper. After much discussion Mark agreed if elected he would do his best with everyone's help. The vote was unanimous.

President, Paschal appointed the following board members as chairman of the following Committees.

Road Committee Chairman: Otis Tarkington

Hugh Vaughan

Mark Cooper

Ted Chapman

Terry Wingate

Architectural Committee Chairman: Hugh Vaughan

Mark Cooper

Juanita Ruiz

Marsha Wingate

Bob George

The next board meeting will be on November 5, 2011 at 10:00AM. There being no other business to come before the board at this time the board adjourned. A pot luck lunch was served for all members to enjoy. Hosted by Terry and Marsha Wingate.

ENGLISH MOUNTAIN PROPERTY OWNERS ASSOCIATION

July 30, 2011

Attn: Board Members:

Enclosed you will find a copy of the minutes from the Annual Property Owners meeting held on July 9, 2011. Also, the Summer Board meeting.

Please read over these minutes carefully and make any notes of anything that needs to be added or changed. The recorder has some skips in it. I have listened to it as carefully as I can to try and get everything in there, some of it is from notes I took and from memory and I need your help. The recorder was left on during the counting of the ballots and the tape ran out. The minutes of the Summer Board Meeting, which was short is from notes and memory. So there again I will need to ask for your assistance. If you have notes or remember something I left out or may not be exactly right please call me or send me your copy of the minutes with the corrections so that I can correct the minutes.

The next Board Meeting will be November 5, 2011 at 10:00AM.

Thanks to all of you for your help.

Carolyn Culpepper, Secretary

