

ENGLISH MOUNTAIN PROPERTY OWNERS ASSOCIATION, INC.

SPRING MEETING

APRIL 05, 2014

The meeting was called to order by President Ron Cooley in the meeting room of the English Mountain Condominium building at 10:00 AM

BOARD MEMBERS PRESENT:

Ron Cooley Jim Wilson Syble Wilson Leslie Cooley Ron Mitchell Alice Kicker
Robert (Bob) George Barbara Leonard David Leonard Otis Tarkington

BOARD MEMBERS ABSENT:

Terry Wingate Marsha Wingate Joe Embry Ted Chapman Juanita Ruiz

GUEST PRESENT:

Katherine Sanders Cindy Mitchell Norm Bower Ellen Bower Jay Flanders
Aileen Tarkington Jerry Hayes Bernie & Tim Reicht Rita Sheehan Karla Roger

The Board and guest introduced themselves.

Ron Cooley showed the Board the board and stated that Ron Mitchell had received by email from Terry and Marsha Wingate to vote for them in this meeting. Ron Cooley also showed a stated that he was given a written letter stating that Alice Kicker had the right to vote for him in his absence at this meeting.

The first order of business President Ron Cooley read aloud the letter he had received from Syble Wilson resigning as treasurer. A motion was made by Ron Mitchell to accept her resignation second was made by Alice Kicker. This was passed by a unanimous vote of the board.

President Ron Cooley then asked for ratification vote of appointment of Robert (Bob) George to the position of Treasurer. A motion was made by Leslie Cooley. A second to this motion was made by Alice Kicker.

This was passed by a unanimous vote of the board.

The minutes were passed out to the board members and time allotted given to allow them to read these minutes.

TREASURER REPORT AND FINANCIAL REPORT OF ROAD FUNDS:

The treasurer and financial report was given by Leslie Cooley as follows.

General Membership Account:

November 2013 Balance -----	5,446.04
Deposits -----	18,145.00
Expenses -----	5,530.70
Volunteer Fire Department --	2050.00
Road Fund Transfer -----	4282.50

Balance-----	11,727.84

Road Fund Financial Report	February 2014 Balance-----	7,717.35
	Deposits-----	8,812.50
	Total-----	16,529.85
	Expenses-----	3,048.66

	Balance-----	13,515.16

Secretary's Report:

Secretary Leslie Cooley gave the following report.

AFTER THE NOVEMBER MEETING, AS DISCUSSED AND APPROVED BY THE BOARD, OFFICE EQUIPMENT WAS PURCHASED AS FOLLOWS, OFFICE PHONE, COMPUTER AND PRINTED. THE OFFICE COMPUTER NOW WORKS CORRECTLY, ERROR MESSAGES SUCH AS SYSTEM FAILURE AND FAILURE TO CONNECT TO THE INTERNET PLAGUE THE OLDER COMPUTER. I BELIEVE THAT SEVERAL OF THE OUTDATED PROGRAMS WERE NOT RENEWED WHEN REPAIRS WERE DONE LAST YEAR. I ALSO NOTICED THAT THERE WAS NOT AN ANTIVIRUS PROGRAM PLACED ON THAT COMPUTER. THE MEMBERSHIP, OWNERS AND OTHER VITAL INFORMATION WAS LOADED ON JUMP DRIVES AND LOADED ON THE NEW COMPUTER. THE AGENDA, SECRETARY REPORT, TREASUER REPORT, MINUTES AND OTHER DOCUMENTS HAVE BEEN PROGRAMED ON THE NEW COMPUTER. I RECEIVED THE TAX RECORDS FROM OTIS TARKINGTON ON 4/3/14 AS A TOTAL OF 280 PAGES. APPROXIMATELY 8-10 NAMES ARE ON EACH PAGE. IT WILL TAKE A LONG TIME AS THIS WILL BE NEEDED TO BE UPLOADED TO OUR NEW COMPUTER ALONG WITH THE CURRENT MEMEBERSHIP AND CONTACT INFORMATION FOR EACH LOT OWNER TO CREATE EMAIL AND PHONE CONTACT INFORMATION TO BENEFIT OUR PROPERTY OWNERS ASSOCIATION. TO

DATE, I HAVE PROCESSED APPROXIMATELY 400 APPLICANTS TO MEMBERSHIP. THE CURRENT NEWSLETTER WILL BE MAILED TO THESE APPLICANTS FIRST AS THEY ARE PAYING MEMBERS. I PLAN TO DO AN IMMEDIATE MAIL OUT TO THE OTHER PROPERTY OWNERS ON THE MOUNTAIN IN ORDER TO CLEAR UP ANY CONFUSION ABOUT THE COVENANTS AMMENDMENTS AND THE EMPOA'S GOALS FOR THE FUTURE. I HAND WROTE THE RECIEPTS, ENVELOPES AND THE MEMBERSHIP CARDS. I FOUND THAT MANY OF THE ENVELOPES WERE MIXED WITH BALLOTS, DUES, AND EVEN PROPERTY TAXES. I COMPOSED A GENERAL LETTER TO RETURN TO APPLICANTS WHO FORGOT TO ENCLOSE THEIR PAYMENTS IN THEIR APPLICANT MEMBERSHIP. SEVERAL OF THESE LETTERS NEED TO BE ADDRESSED AS THERE ARE MEMBERS WHO WOULD BECOME ACTIVE IF THE ROADS WERE OPENED UP. MY MAJOR CONCERN IS THAT THE TAX LIST THAT WAS UTALIZED TO CONTACT EVERYONE HAS NOT BEEN USED IN THE PAST TO CONFIRM OWNERSHIP OF THE PROPERTIES ON ENGLISH MOUNTAIN. FOR INSTANCE, I GET A SEVERAL COMMENTS OF PEOPLE NOT KNOWING THAT OUR EMPOA CONTINUED TO EXIST OR NO CONTACT WAS MADE WITH MANY POTENTIAL APPLICANTS SINCE THE MID 1980'S. THE MAJOR ISSUES AND CONCERNS LIE IN THE FACT THAT MANY OF OUR ROADS REMAIN UNOPENDED TO SEVERAL LOTS.

THIS WINTER HAS KEPT OUR COUNTY BUSY CLEARING ALPINE DRIVE. THANK YOU, JERRY HAYES, AND RON COOLEY FOR ALL THE TIME YOU INVESTED IN KEEPING OUR MAIN ROAD WAY CLEAR OF DEBRIS AND ANYONE ELSE WHO HAS CALLED OR CLEARED DEBRIS ALSO. OUR CONTACT AT THE COUNTY IS WILLIAM MAYFIELD -865-453-8093. HE OVERSEES THE WORK AND CLEARED THE DITCHES ON ALPINE AND THE FALLING TREES ON 4/3/2014. THERE WERE SEVERAL ROCK SLIDES AND DAMAGED TREES THIS PAST WINTER. ONE OCCASION RON AND JERRY WERE UP UNTIL 2:30-3:00AM KEEPING WATCH ON ALPINE OVER A BOULDER IN ONE OF THE CURVES THAT WAS A LITTLE LARGER THAN AN ATV. IF THEY HAD NOT STAYED UNTIL THE COUNTY ARRIVED, THE BOULDER COULD HAVE ENDANGERED ANY ONE DRIVING THE ROADS THAT LATE AT NIGHT OR SOMEONE LEAVING EARLY IN THE MORNING. APPROXIMATELY ONE WEEK AGO, A TREE CAME DOWN JUST ABOVE ROY IVES HOME AND AT LEAST SOMEONE CUT HALF OF THE TREE UNTIL THE COUNTY COULD COME AND FINISH THE JOB. THE WINTER HAS CAUSED COOLER OFFICE TEMPERATURES AND HAVE MADE IT DIFFICULT TO WORK IN THE OFFICE. THERE IS NO THERMOSTAT TO ADJUST AND I AM NOT ALWAYS AVAILABLE TO BE THERE WHEN THE CONDO SECRETARY IS IN. RON AND I BOTH STRUGGLED THRU THE WINTER WITH ONLY ONE VEHICLE THAT WAS NOT A 4 WHEEL DRIVE. OUR TRUCK IS NOW FIXED AND RON WAS ABLE TO PURCHASE AN ATV WITH THE ASSISTANCE OF HUGH VAUGHN.

THERE HAS BEEN SOME COMMUNICATION PROBLEMS THAT COULD HAVE BEEN RESOLVED MORE PROFESSIONALLY. WHEN THE OVERWHELMING AMOUNT OF MAIL WAS BEING DEPOSITED IN THE MAILBOX, WE LEFT A BOX AT THE CONDOS OFFICE IN ANTICIPATION OF THE MAIL. RON AND I BOTH PICKED UP MAIL WHEN THE WEATHER WAS CLEAR ENOUGH TO RETURN BACK TO OUR HOME. WE WERE NOT NOTIFIED IN A TIMELY MANNER WHEN THE SUPPLIES THAT JIM AND SYBIL WILSON SENT TO THE OFFICE ARRIVED. THE SAME CAN BE SAID ABOUT THE CERTIFIED LETTERS THAT WERE ALSO MAILED. I WAS THE ONE THAT INSISTED THAT THE NEW MEMBERSHIP CARDS AND THE RECIEPT BOOKS BE PURCHASED AS I WAS UNABLE TO PREFORM MY MEMBERSHIP DUTIES. WE FINALLY RECEIVED THE BOX AND CERTIFIED LETTER ON THE 21ST OF MARCH. THE SECOND LETTER ON THE 31ST. I DID MY BEST TO SEPERATE BALLOTS FROM MEMBERSHIP, BUT MANY PEOPLE CONFUSED OUR ENVELOPES. WHILE GOING THRU THE MAIL, THE POST OFFICE HAS NOT BEEN ACCURATE IN THE DELIVERY OF OUR BILLS, AND MIXED UP OUR MAIL WITH THE CONDOS, THE WATER COMPANY, THE UTILITY DEPARTMENT AND OTHER RESIDENTS IN THE CONDOS. IT WAS SEVERAL APPLICANTS THAT MIXED OUR ENVELOPE WITH THE COUNTY TAX OFFICE. SOME OF THE TAXES CHECKS WERE MADE APPROPRIATELY AND WERE

FORWARDED, WHILE OTHERS DEPENDED ON US-EMPOA TO PAY THEIR TAXES. OF COURSE, THESE HAD TO BE RETURNED TO THE SENDER. THANK YOU JIM AND SYBIL WILSON FOR WORKING SO HARD ON THE MAILINGS OF THE COVENANTS AMMENDMENTS.

RESUMES ARE NOW BEING ACCEPTED FOR THE PEOPLE INTERESTED IN RUNNING FOR A POSITION ON THE BOARD. THERE ARE CURRENTLY 5 POSITIONS THAT WILL NEED TO BE FILLED FOR THE- 2014-2015 CALENDAR YEAR. I AM HAPPY TO RECEIVE NOMINATIONS ALSO AND CONTACT WILLING PARTICIPANTS ON OUR BOARD. TENNESSEE ACHIEVES STUDENTS WILL ALSO BE NOTIFIED TO PARTICIPATE IN SUMMER AND FALL VOLUNTEER WORK. VOLUNTEER HOURS VARY PER STUDENT FROM 8-16 HOURS.

Road Committee Report:

Chairman Otis Tarkington gave the Road Committee Report. He passed photos of the damage to gate and post at Ridgeview. Otis stated that he had driven several of the roads and had a list of roads needing work. He advised his committee would determine what work on what roads would be the priority in the future now that the weather is conducive to road repair.

Architectural Committee Report:

Chairman Ron Mitchell advised that the Architectural Committee had no business come before it.

Select Study Committee Report:

Chairwoman Cindy Mitchell gave the following report. She stated that the books were balanced and completed from July 2013 up to the date of this meeting in both the General Fund and the Road fund. She further stated the committee was still working on the years prior to this and (2012) brought up some of the problems experienced so far. Where deposits were not entered into the ledger, balances brought forward were incorrect, and some other questions in the records in 2012 and prior. She explained these problems were taking some time to balance years 2012 and prior. Cindy Mitchell further stated she had both sets of check books and statements and would be available and opened to anyone who would like to see them.

Select Covenant Committee:

Chairman Jim Wilson gave the report on paper (see attached copy of report). He further explained different items and answered few questions. President Ron Cooley advised that by the agenda knowing there would be questions to be asked to hold further questions to the questions and answered section of the agenda due to time restraint. At this time Jim Wilson advised his committee work was done and turned it over to the board.

A motion to approve all the reports was made by Ron Mitchell second by Robert (Bob) George. The Board voted unanimously to except all reports.

Old Business:

The office rent to condos—Ron Cooley stated still pending

Gate Lawsuit on Silver Bell—still pending.

Purchase made of Office Equipment-(computer, printer, and answering machine) these purchases were made and covered in the secretary report.

New Business:

President Ron Cooley notified the board of the formation of a select Administrative Committee. Members to be: Jerry Hayes—Chairman other members Ron Mitchell, Cindy Mitchell, Bob George, and Alice Kicker. He further advised others may be added if needed.

Other new business that was mentioned was the Newsletter for 2014 was going out with the next meeting first with the mail out of the receipts and membership cards which were ready to be mailed to save money on mailing. Also President Ron Cooley had passed out a copy of the proposed Newsletter to the Board. He also advised that there was intentions of having Community meetings as he has met with numerous people on the mountain in regards to the covenant amendments and hoped in these community meetings to address to the community of English Mountain their questions in this regard.

There was no further new business brought up at this time.

Select Administrative Committee Report:

Chairman Jerry Hayes gave the following report on ballots received and opened in regards to the covenant amendments. So far all the ballots that have come in has been counted. As of today there are **277 yes votes. 3 votes left for the board to decide. There were 79 no votes Also 60 returned to sender envelopes have been returned.** He further stated that we will need to attempt to find forwarding addresses for these people and try to get ballots to them. Several of the no votes came from the EMCA members. It would need to be investigated to see if these voters own property in the area of E.M.P.O.A. other than a condo. He said the board would have to decide how further contact may encourage a **yes** vote to get the Covenant Amendments passed.

At this time there was a question and answer session opened up. The President Rita Sheehan, of the EMCA, brought up she thought no mail outs to condo owners should be given unless it went through the Condo Association. In this discussion there were different points brought up such as some of the condo owners also owned property on the mountain. By mutual consent it was decided the EMCA would be notified in the future. The administrative committee would work on solving the other problems involving the covenant amendments.

Setting the next meeting date for spring meeting due to conflict of scheduling a motion was made by Ron Mitchell to set the date for the next spring meeting in July at the annual meeting. Second to this motion was by Syble Wilson.

It was again stated that the books and financial statements were available for anyone to look at.

At this time a motion to adjourn was made by Ron Mitchell a second to this motion was made by Bob George. The board voted unanimously