

ENGLISH MOUNTAIN PROPERTY OWNERS ASSOCIATION, INC.

ANNUAL BOARD OF DIRECTORS MEETING

JULY 11, 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. Each member present introduced him or herself. Those attending are listed below.

BOARD MEMBERS PRESENT:

| | | | |
|---------------|--------------|----------------|-----------------|
| Leslie Cooley | Bob George | David Leonard | Barbara Leonard |
| Jim Wilson | Ron Cooley | Ron Mitchell | Terry Wingate |
| Sybil Wilson | Alice Kicker | Marsha Wingate | |

BOARD MEMBERS ABSENT:

| | | | |
|-----------|-------------|--------------|-----------------|
| Joe Emery | Ted Chapman | Juanita Ruiz | Otis Tarkington |
|-----------|-------------|--------------|-----------------|

GUEST PRESENT:

| | | | |
|------------------|-------------------|-----------------|------------------|
| William Abee | Jay Flanders | Cindy Mitchell | Linda Stockman |
| Susan Reagan | Katherine Sanders | Sarah Hagelgans | Roni Crowder |
| Tom Crowder | Joshua Mc Carter | Hugh Hicks | Donna Rites |
| Ralph Rites | James Nelson | Phil Stieve | Patricia Rodgers |
| Gioconda Stieve | Victor Whitaker | Lynne Nichols | Gary Stephens |
| Marilyn Stephens | Jerry Hayes | Fred Dirymple | Mark Ethridge |

A firewize update was given by Chairman Cindy Mitchell and Tennessee department of forestry Leon Konz

The Committee Reports were as follows:

Treasurer's Report: The Treasurer's report was given by Treasurer Bob George as follows:

| | |
|-----------------------------|-------------|
| General Membership Account: | \$10,082.29 |
| Road Fund Account: | \$14,765.16 |

See attached detailed report submitted by treasure Bob George.

Secretary's Report: The Secretary's report was given by Leslie Cooley as follows

Membership is currently 450 paid members. Newsletters receipt and membership cards were sent in receipt of paid dues. Ballots were sent to all currently paid members. However there were only 5 people running for the board for the 5 positions that are open. The current email addresses and phone numbers have been entered into the computer and are almost ready for mass email to members that have provided information.

Road Report: The road report was given by Ron Cooley in the absence of Road Chairman Otis Tarkington. Otis Tarkington Chairman report is attached;

Architectural Committee: Ron Mitchell, Chairman. Ron advised that a registered letter had been sent to owners of doublewide on Alpine. He further told the board that the skirting was not to covenants standard and was in touch with the owners about this the double wide was placed around 04/18/2014 and he and Ron Cooley had met with them and provided them a copy of the covenants

Audit Committee: Cindy Mitchell, Chairlady. Advised the audit of the books were complete She further advised that the following recommendations be considered in the future.

1. All receipts to be kept.
2. Yearly Audit
3. Use of bank Ledger
4. Organized receipts

Covenants Committee: Jim Wilson, Chairman. See attached report

President Ron Cooley thanked Jim and Sybil Wilson for their hard work. He further explained to the board and guest the huge job that Jim and Sybil had done.

Covenants vote committee: Jerry Hayes gave the following report. That we received 397 returns 303 yes votes 94 no votes but the covenant amendments did not pass.

At this time an open discussion of the board and members on what to do now. It was brought up disbanding, possible incorporation, and other ideas.

A motion was made by Alice Kicker to accept the Committees Report. It was seconded by Marsha Wingate. The motion was unanimous.

Old Business:

Ron Cooley advised that the gate lawsuit on silver bell was still pending. He further advised he was going to meet with the attorney handling the matter to find out where it stands

The office rent was brought up, a motion by Terry Wingate and second by David Leonard to save money to close the office and get with the Condo Association about reducing the rent or finding a storage unit. Motion carried unanimously

New Business:

By Laws Changes were tabled until next board meeting

Road Gates were discussed reference solar powered. This would restrict area to property owners. Tabled until next board meeting

It was brought up that more meetings of the board would be helpful in improving the association and the mountain. This was tabled until next meeting. Ron Cooley brought up that the Vice President should be kept up to date with the Association's business. This way the Vice President can assist the President and in the absence of the President know of the business of the Association.

Jerry Hayes brought up getting the roads in better shape and to think outside the box to accomplish this.

There being five candidates running for the board and five vacancies on the board; Terry Wingate made a motion to declare all five candidates a seat on the board. The motion was seconded by Bob George. Motion was unanimous.

The members running this year were Juanita Ruiz, Jerry Hayes, David Leonard, Barbara Leonard, and Marsha Wingate.

At this time the board set the officers for the 2014-2015 years.

- A. President-----Ron Cooley
- B. Vice President-----Jerry Hayes
- C. Secretary-----Leslie Cooley
- D. Treasurer-----Bob George

The Road Committee was set:

Chairman-----Otis Tarkington

Co Chairman-----Jerry Hayes

Member-----Terry Wingate

Member-----David Leonard

The Architect Committee Was set:

Chairman-----Ron Mitchell

Member-----Alice Kicker

Member-----Marsha Wingate

A Motion was made by Marsha Wingate and seconded by Ron Mitchell to set the date for the following Board meeting.

- A. Fall Meeting-----November01,2014
- B. Spring Meeting----April11,2015
- C. Annual Meeting---July11,2015

Motion was unanimous.

A motion was made by Terry Wingate to adjourn and seconded by David Leonard. Motion was unanimous.

Submitted by Secretary Leslie Cooley