

Minutes of July 14, 2018 Meeting

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**ENGLISH MOUNTAIN PROPERTY OWNERS ASSOCIATION, INC.
ANNUAL MEETING**

JULY 14, 2018

The meeting was called to order by President Ron Cooley in the meeting room of the English Mountain Condominium Building at 11:00 AM. Each member present introduced him or herself. Those attending are listed below.

BOARD MEMBERS PRESENT:

Leslie Cooley Bob George David Leonard Steve Bradly
Ron Cooley Terry Wingate Marsha Wingate Doug Thomas
Victor Whitaker

BOARD MEMBERS ABSENT:

Patricia Rogers Charles Rogers Benda Hendricks Mike Hendricks
Otis Tarkington

GUEST PRESENT:

Phil Stieve, Grenada Steive, Ronnie Justice, Sharon Justice, Jerry Hayes, Larry Jarrett, Phyllis Jarrett, Susan Reagan, Wanda Embry, Alice Kicker, Norm Bowen, Phyllis Carter, Gary Stephens, Marilyn Stephens, Russ Lowery, Cindy Lowery, Brett Nichols, Lynne Nichols, Tony Lehnann, Tanya Rose, Wayne Officer, Mary Officer, Cindy Mitchell, Gregory Bullock, Ofe Whitaker,

The Committee Reports were as follows:

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

General Membership Account:	\$ 16,583.58
Road Fund Account:	\$ 4,285.49
Low Sunset Account:	\$ 25,964.98

See attached detailed report submitted by Treasurer Bob George.

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

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Road Report: The road report was given by Ron Cooley in absence of Charles Rogers. See Attached: At this point asked about fixing or paving Low Sunset from Aintree Dr. to John Sevier. Ron Cooley said that Charles and he had been discussing some type of repair for that area. He further explained limited funds was the problem. He further stated that the bids were being taken for Low Sunset from Aintree Dr. to the mailboxes located on Low Sunset and from the mailboxes to Alpine Dr. At this time Mary Officer asked if there were any plans to gravel Honey Suckle Ln. Ron Cooley explained the EMPOA had spent close to \$1,000 dollars clearing Honey Suckle Ln in the last two years. He further stated that since there was only one paying member on Honey Suckle Ln. and as of now no homes that the Road Committee would ask for half of the cost for doing this work.

Building Report: Thee Building Report was given by Doug Thomas. See Attached

A motion was made by Marsha Wingate to accept the reports as given a second was made by David Leonard Motion was carried unanimously

Speaker James Ford from ESCUD spoke to the membership regarding water and sewer issues

Firewise Chairman: Cindy Mitchell spoke to membership regarding FIRE Wise Cindy that Fire Wise had been granted a grant to buy a chipper, safety equipment, and some hand and power tools.

Alice Kicker spoke to membership regarding proposed bylaw changes. Proposed changes

This was opened to the membership attending with very lengthy discussion on each proposal

1. **Section (3)Board reduced to 9 members thereby reducing number needed for a quorum**
 - A. **In paragraph (3) of by laws .Section (6) (Item 1) Board Members required to attend 50% of meetings. If not cause for removal off the Board. This bringing the number to 5 to make a quorum. A motion to this effect was made by Doug Thomas. A second was made by David Leonard. This was passed by the membership and board unanimously**
2. **Under Part 8 section A. in bylaws Changes to place dues as mandatory**
 - A. **A motion was made by Terry Wingate to make dues mandatory .A second by Marsha Wingate the motion carried unanimously**
3. **Add electronic mailing to bylaws to inform and deal with matters with the Board.**
 - A. **A motion was made by Marsha Wingate to add this wording Second by Terry Wingate the motion carried unanimously**
4. **To eliminate section (1) altogether dealing with the Fire Department and gathering funds or setting funds for this purpose**
 - A. **A motion to this effect was made by Terry Wingate Send was made by Marsha Wingate. motion carried unanimously**
5. **Section (2) (. Item 3). Regardless of joint ownership or number of lots owned may designate on person to vote with one vote regardless of number of properties or owners. With two membership cards issued per family or owners. Each household, owner, or corporation gets one vote. 1. The only exception to the rule is if 2 family members are serving on the Board each one gets a vote**

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id.

A. A motion by David Leonard to this effect was made. A second by Bob George The motion carried unanimously by the Board and the Membership

6 Minimum dues of \$50 for home and lot owners. Additional \$10 for each additional lot (exception for lots being contiguous to home). Owners of rental property are charged minimum of \$75 or each rental property. Business to pay minimum of \$200. Corporations owning tracts of land (need to determine a number shall pay a minimum of \$200.

A. After a very lengthy discussion with the board and membership

* B. A motion was made by Terry Wingate to have the dues remain at \$50 dollars for unimproved lots. Dues to be raised to \$100.00 dollars for homes/improved lots or properties, and \$500.00 dollars for Corporations/businesses. A second was made by Bob George. Motion passed unanimously with the Board and Membership

7 Proposed going to three meetings a year to four moving fall meeting to October, Winter meeting to January, Spring meeting in April and Summer meeting in July

A. A motion was made by David Leonard that we continue with 3 meetings a year. The Fall meeting being in October, The Spring meeting in April, and the Annual meeting in July. A second was made by Marsha Wingate. The motion carried unanimously

8. A motion was made by Marsha Wingate to start having a \$100.00 dollar transfer fee to help With accounting cost as other Associations have. A second was made by Terry Wingate. This Motion carried unanimously

A completed change of the Bylaws will be written and the President will file them at the courthouse in Sevier County. The then new Bylaws will be placed in the EMPOA file

Old Business: Post and guard rail to be placed on Hickory tree Lot

New Board Set for July 2018 thru July 2019:

New Business:

Motion to accept new board members was made by Bob George second by David Leonard passed unanimously

1. Get cell phone shut down old phone transfer number to cell phone
2. A motion to accept Bob Moorhead resignation and place Ron Cooley to complete his term was made by Greg Bullock second by David Leonard passed unanimously

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