



ALL PRO PROPERTY MANAGEMENT SERVICES

A DIVISION OF ALL PRO GROUP

English Mountain Property Owners Association

July 10th 2021

10 Am

Burchfield Memorial Methodist Church

Announcements

Board Introductions

Call to order 10:07 AM

Guest Speaker Intoduction- Leon Konz Firewise

Fire Dept. Acting Chief Introduction- Mack- Appoint an EMPOA member to be on the Board of Directors for the Fire Department. This will help ensure the community of English Mountain is involved.

Remember to Donate- Donations can be dropped off at English Mountain Fire Department.

Secretary's Report- Minutes of last meeting read by Terry Wingate

Motion made by Ron Cooley to accept Minutes.

Second by Charles Rogers

Motion carries.

Treasurer's Report

David Leonard reviews financial statements with the Association.

Balance recorded at meeting of \$58251.30.

Approx. \$20000.00 has been spent. Dues are slowly coming in and roads are being fixed. Road report will show expenditures.

Motion made by Terry Wingate to accept the report.

Second by Steven Bradley

Motion Carries.

Road Committee Report

Charles Rogers- Recognizes that there are issues on multiple roads and that costs are quickly rising in repairs. There have been donations to repair Low Sunset (25%). Thank you to all who have helped gravel, pave, and refinish. The committee does ride around to ensure any issues are found.

Motion made by Ronnie Justus to accept the report.

Second by Steven Bradley

Motion carries.

Architectural Committee Report

Ron Cooley- Wants to ensure all new homes being built are done correctly and will withstand weather conditions. Any mobile homes need to ensure Firewise is also inspecting to ensure all debris and trees are cleared to ensure everything is flowing smoothly and safely. Committee does give variance for certain requests as does the city. The website does give lists of what is needed and applications. If there are any new builds or additions please contact Ron Cooley.

Motion made by Charles Rogers to accept the report.

Second by David Leonard.

Discussion: Variance should go from center of road- Covenants state 10 ft.

Motion carries.

Firewise Committee Report

Please visit the English Mountain Firewise Committee Facebook page for most up to date information. Link will also be added to the website to ensure everyone has access to it. Equipment can be rented to clear trees/limbs. Please give an estimate on the time it will be out. Please remember you must be a member in good standing to check out supplies/equipment. 1337 Hickory Tree Road is where you check out the supplies. Bob Moorhead can be reached at 865-256-0466 or emailed at kninshar.bga@hotmail.com. Steven Bradley can be reached at 865-603-9573 or emailed at cnlson43@gmail.com.

The Firewise Committee is currently attempting to get grants- Email addresses will need to be a point of contact to ensure the Committee can reach you and notify you of issues.

To assist the Firewise Committee, the Road Committee is getting estimates to clear ditches of leaves and debris

Motion to accept report made by Terry Wingate.

Second by Charles Rogers.

Motion Carries.

Old Business

New Committee has been formed. Trailer Park Communication- This will give more lines of communication between the entire community. This will be a sub committee under the Architectural Committee. Volunteers for the committee: Patricia Rogers, Heather Fromm, and Eddie Crosby.

Motion to accept new committee and their members made by Ron Cooley.

Second by Steven Bradley.

Discussion: Eliminate “trailer park” from everything.

Motion carries.

Lot Consolidation- Greg Bullock explained how the consolidation works. Once lots are combined they can not be separated according to the By-Laws. That would be considered “sub-dividing” which is not allowed per Covenant and Restrictions. Anyone is welcome to do it but it can not be undone.

A lot of communication has been received about getting a new black top on portions of the mountain. The board is doing their best to be transparent. A spending cap is currently required to have President and full board approval. The board is doing their best to be transparent about what projects are going on and amounts being spent.

The Road Committee is asking for a cap to be set to NOT have full board approval to ensure projects can be done as quickly as possible. Terry Wingate has requested \$2000.00. This request will go to the President and the Road Committee. Eddie Crosby inquired about possibly letting the homeowner fix it then reimbursing.

Terry Wingate makes a motion to proceed with the \$2000.00 projects with Presidential approval. Ron Cooley seconded the motion.

Discussion: What is the cap on how many times they can do this before it rolls to the full board. How many times can you spend \$2000.00? There has to be oversight.

Ron Cooley explained that this fund would be so there would be a faster turnaround time if there are issues with the road. This will make sure the homeowners are taken care of immediately not having to spend time waiting for approval from the entire board. Greg Bullock explained that the

board is trying to ensure day to day activities are taken care of without having to formally request the board for funds. The Road Committee is explaining that the request for funds up to \$2000 would go to the committee and the President instead of the entire board to ensure everything gets taken care of in a timely manner.

Steven Bradley makes a motion that \$2000 per project will be the cap for the Road Committee to get approval from the President only.

Second by Ron Cooley.

Website information- All Pro Group will need the homeowners email address to register it on the website. Without the homeowners email they can not register the homeowner for website use. All Pro Group does ensure that when the person requests login information that they are a member of the POA.

Vote

No new nominations from the floor.

Votes counted and the election was announced.

Greg Bullock

Charles Rogers

Tie- Patricia Rogers and Fiona Vaughan

Show of hands break the tie.

Fiona Vaughan announced as final Board Member.

Intermission to determine Board Seats.

Patricia Rogers- Alternate

President- Greg Bullock

Vice President- Fiona Vaughan

Secretary- Terry Wingate

Treasurer- David Leonard

Road Committee Chairman- Charles Rogers

Architectural Committee Chairman- Ron Cooley

Firewise Committee Chairman- Steven Bradley

Communication Committee Chairman- Eddie Crosby

New Business

Rental Properties- Homeowners are complaining about overnight rentals and the behavior of the renters. Greg Bullock explained that the likelihood of being about to ban overnight rentals is slim to none. These rentals are the livelihood of the mountain. These new owners are buying investment properties and are paying their dues and ensuring property values rise.

Requests to change the By-Laws will need to be addressed. This is something that requires a lawyer.

Greg Bullock makes a motion to table the conversation to a later date.

Ron Cooley seconds the motion.

Discussion: Review the By-Laws for any changes that need to be made.

Security gate was fixed by Randy Nininger. This gate was fixed to ensure there is no trespassing. The owners of this area will have to give authorization to anyone wanting to access the property.

Designated Mobile home locations on the mountain. Mobile homes can only be on certain sections of English Mountain. Some new properties are not labeled with a section and lot when given to the Architectural Committee. The section number will dictate if it can be placed in that area.

Steven Bradley motions to table it and send it to an exploratory meeting.

Terry Wingate seconds

Motion carries.

Unpaid dues need to be discussed. All Pro Group works for the pleasure of the board so however the board wants to enforce the non payment we will carry this out. You must follow the Covenants and By-Laws regarding liens and fines. Anything that needs to be amended will need a vote by the majority of lot owners within the English Mountain Property Owners Association.

According to Covenants and Restrictions only the water dept can do liens, not the board.

Ron Cooley makes a motion to adjourn.

Charles Rogers seconds.

Meeting Adjourned. 1:15PM

AMENDMENT

After consideration and counting proxy votes- Voting announcement has changed. After direction from the Board of Directors of the English Mountain Property Owners Association it has been determined that the proxy votes are to be counted in the tiebreaker runoff.

Patricia Rogers wins the tiebreaker. Fiona Vaughan is alternate.

Board Members are as follows:

President: Greg Bullock

Vice President: Patricia Rogers

Secretary: Terry Wingate

Treasurer: David Leonard

Road Committee Chairman: Charles Rogers

Architectural Committee Chairman: Ron Cooley

Firewise Committee Chairman: Steven Bradley

Ronnie Justice

Gioconda Stieve

Alternate: Fiona Vaughan

(NEW) Communication Committee: Eddie Crosby, Patricia Rogers, Heather Fromm

The Communication Committee will be a subcommittee operating under the Architectural Committee.