

English Mountain
Property Owner's Association



Board of Directors

www.EnglishMountainPOA.com

Saturday April 12th 2025 / 1:00 PM

Spring Board Meeting Agenda

Location: English Mountain Volunteer Fire Department
1564 Wilhite Creek Rd. Sevierville, TN 37876



Call to Order

Roll Call / Quorum

Approval of Minutes from Previous Meeting (Item 1)

Ratification of Approved Dockets

Treasurer Report (Item 2)

Finance Committee Report (Item 3)

Roads Committee Report (Item 4)

Architectural Committee Report (Item 5)

Firewise Committee Report (Item 6)

Tech Committee Report (item 7)

Old Business

New Business

Agenda Requests

Board Member Discussion & Comments

Adjournment

Approved Dockets for Ratification

Docket 250323:

Resolution 2503231

Motion to spend up to \$1,000 dollars to purchase metal signs and door hangers for the Architectural Committee & Roads Committee to notify owners of reported covenants violations.

Motion: R Cooley

Second: D Leonard

Yes: (6) R Cooley, M Brown, S Collins, R Nininger, R Justice, D Leonard, C McCulley

No: (1) C England

Abstain: (0)



Old Business

- A) Discussion of purchasing a salt spreader for UTV or pickup truck.

New Business

- A) Building Fund
- B) Property cleanup & notification of reported covenant violations
- C) Signage Requests for Short-Term Rentals

Board Member Comments and Discussion

Agenda Requests

Georgette Russell-Penny (02/11/25)

-When you turn on Black Oak Drive the gravel Road is nothing but ruts. I have a small car so the ruts are deep and my tires will be destroyed within a month or two if they don't get the attention they need.

Andrea Breeden (03/15/25)

- recovery center is not only rehab, but for unstable people with HIV. kids can get hurt if the people at the center get out or out of control. There are also no gated number code locks, fences or key swipes to protect the kids if they get lose or run they could hurt the kids.

Shellene McCarter (03/25/25)

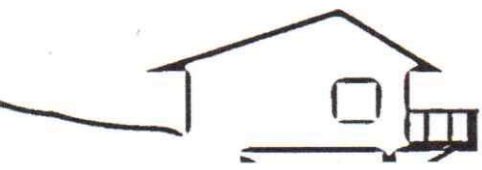
- I'm requesting that our EMPOA Board consider authorizing a starter-budget of \$1,000.00 to the KIDZ COMMITTEE towards the purchase of building materials for the School Bus Shelters that are currently being constructed with donations alone. Thank you all for considering this request—even if it is not possible this year. Sincerely, Shellene McCarter

Adjournment

ITEM 1 (start)

February 1, 2025 EMPOA Board Meeting Minutes

- Call to order at 11:17 AM – Roll call, all present and quorum established
- Motion to approve meeting minutes from 10/13/2024 – motion by Ronnie Justice, 2nd by Kathy McCallum – all YAY
- Motion to approve meeting minutes from 11/26/2024 – motion by Margie Brown, 2nd by Shaun Collins – all YAY

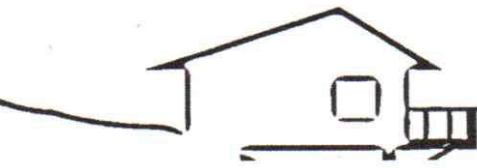


Board of Directors

- Motion to accept committee reports (treasurer report, finance report, road committee report, legal committee report, architectural committee report, firewise report, kids committee report and tech committee report) – motion by Kathy McCallum, 2nd by Ronnie Justice – all YAY
- Ratification of 2410251 plus discussion/clarification of using language of “YES” “NO” “Abstain” and “NOT VOTING” – Motion by Kathy McCullum, 2nd by Margie Brown – all YAY
- Ratification of 2410252 – Motion by Ron Cooley, 2nd by Randy Nininger – all YAY
- Ratification of 2410253 – Motion by Ron Cooley, 2nd by Kathy McCallum – all YAY
- Ratification of 2410254 – Motion by Ronnie Justice, 2nd by Shaun Collins – all YAY
- Ratification of 2411061 – Ronnie Justice changed his vote to YES - Motion by Ron Cooley, 2nd by Charles England – all YAY
- Ratification of 241101 – Motion by Ron Cooley, 2nd by Shaun Collins – all YAY
- Ratification of 24121301 – Ronnie Justice changed his to YES, Charles England abstained – Motion by Shaun Collins, 2nd by Kathy McCallum – all YAY
- Ratification of 2412151 – Kathy McCallum and Charles England changed votes to YES – Motion by Randy Nininger, 2nd by Kathy McCallum – all YAY
- Ratification of 250101101 – Kathy McCallum and David Leonard changed votes to YES – Motion by Charles England, 2nd by Kathy McCallum - all YAY
- Ratification of 2501131 – Motion by Shaun Collins, 2nd by David Leonard – all YAY
- Ratification of 2501211 – Motion by Kathy McCallum, 2nd by Charles England – all YAY

NEW BUSINESS

- Remove dues from lots 38-7 & 38-8 due to transition from All Pro to new system error for 2021 – Motion by Ron Cooley, 2nd by Kathy McCallum – all YAY
- Remove “improved lot” status for Mitchell lot 78, which has a condemned trailer, if structure removed or scheduled for removal by March 1 – Motion by Margie Brown, 2nd by Kathy McCallum – all YAY
- Reimburse fuel and repair costs for volunteers that used personal equipment for plowing and spreading salt during inclement weather – Motion by David Leonard, 2nd by Ronnie Justice, Ron Cooley abstains – all YAY
- Discussion of purchasing a salt spreader for UTV or pickup truck. Discussion includes recommendation of Salt Dog brand by Ronnie Justice due to prior experience – motion to table until April meeting in order to add to budget for annual meeting by Kathy McCallum, 2nd by Shaun Collis – all YAY
- DR Mower has a recall – motion to follow up with DR made by Ronnie Justice, 2nd by Randy Nininger – all YAY
- Discussion to add to by laws that Officers of EMPOA board must live on the mountain as primary residents (define per google primary resident) starting in July at annual meeting. Additionally, new Board Members will be required to sign an “Oath of Office” to uphold covenants and bylaws – motion by David Leonard, 2nd by Kathy McCallum – all YAY
- Motion to table Rehab discussion until April meeting by Kathy McCallum, 2nd by Ron Cooley
- Motion to adjourn by Shaun Collins, 2nd by Kathy McCallum – all YAY



ADJOURNMENT at 2:06 PM

ITEM 1 (end)

ITEM 2 (start)

Treasurer Report

Chair: D Leonard

Total Cash Assets: \$83,172.34

Escrow Account: \$54,660.73

Emergency Fund: \$15,080.04

Firewise Account: \$10,100.00

General Operating Account: \$3,151.57

Spotfund: \$180.00

KidZ Fund (\$140.00)

Financial Hardship Fund (\$40.00)

Aintree Roads Group (\$0.00)

Azalea Roads Group (\$0.00)

Black Oak Roads Group (\$0.00)

Green Bay Roads Group (\$0.00)

Hickory Tree Roads Group (\$0.00)

John Sevier Roads Group (\$0.00)

Laurel Roads Group (\$0.00)

Lin Creek Roads Group (\$0.00)

Silverbell Roads Group (\$0.00)

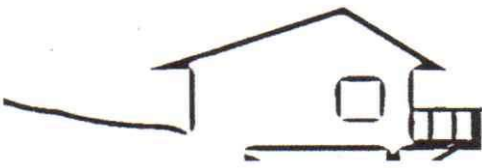
Yellowwood Roads Group (\$0.00)

Total Outstanding Receivables: \$369,805.00 (74.9%)

Outstanding By Fiscal Year:

2024: \$231,175.00 (72.4%)

2025: \$138,630.00 (79.5%)



ITEM 2 (end)

ITEM 3 (start)

Finance Committee Report

Chair: C England

Approved Payment Arraignments

New - \$-1,500.00 / FYTD - \$60.00

LCTP-74 (Defaulted \$-500.00)

LCTP-76 (Defaulted \$-500.00)

LCTP-78 (Defaulted \$-500.00)

Approved Hardship Waivers

New - \$558.00 / FYTD - \$1,058.00

22-9 (Hardship Waiver \$158.00)

36-14 (Hardship Waiver \$200.00)

36-18 (Hardship Waiver \$200.00)

ITEM 3 (end)

ITEM 4 (start)

Roads Committee Report

Co-Chairs: S Collins / R Nininger

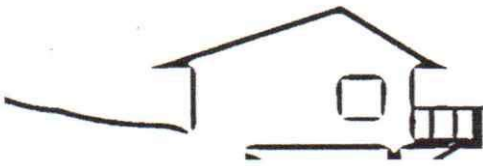
Pending roadway projects which have not yet been budgeted for the current fiscal year are:

Hazelnut Lane / Spruce Street / Consolidated drainage clearing / Registered Signpost Installations

Roadways considered as "dangerous" currently include:

Beechwood Lane / Big Sycamore Road / Blackberry Way / Box Elm Street / Boxelder Street / Buckeye Road / Catbird Court / Cherokee Court / Dead Elm Street / Elderberry Drive / Elm Court / Elm Lane / Elm Place / Fir Court / Green Meadow Drive / Hazelnut Lane / Heath Street / Juniper Court / Leatherwood Drive / Old Cedar Lane / Pawnee Court / Poplar Place / Redbud Lane / Rhododendron Drive / Silverbell Place / Spicewood Street / Spruce Street / Wintergreen Drive / Woodchuck Drive

ITEM 4 (end)



ITEM 5 (start)

Architectural Committee Report

Chair: R Cooley

Improvement / Driveway Requests

Tim Lollis (04/02/25) Lot G-29 (Attachment A)

Expected Begin Improvements: May 1, 2025

Expected Completion Date: May 1, 2026

Requires a variance from the EMPOA restrictive covenants: No

Utilization of a contractor to perform these improvements: No

Estimated square footage to be added if any: 1200

Proposed exterior construction materials, finish and color: vinyl siding (brown) with metal roof (undecided on color)

Proposed improvement and it's purpose:

Build a house, 3 bedroom Two bathroom, approx 1,200 SF. Building similar in size to the Brown's but with one additional bedroom. Not quite sure of measurements of house. Lot has been cleared and no variance should be needed for setbacks. House will be approximately in the center of the lot. Will be similar to Brown's but will have a shed roof on front

Variance Requests

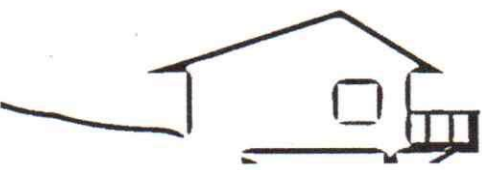
Vassil Raytchev (03/25/25) Lot BA-6, BA-7 (Attachment B)

I was on the phone with Heather and she referred me to you. This property is perfect for our dream vacation spot. But we would also like to rent it out as a short term rental when we are not here. Is there any flexibility on the The limit of square footage for a dwelling Until all additions are installed. Also what amount of time do I have to get in compliance. I have additions but they will be placed at different times of the year. Please call me at your convenience. Too long to type. (727) 678-8242

Jerry Brown (04/01/25) Lot G-5R (Attachment C)

Want to build a garage approx size 24'deep X 32' wide. Will have two roll up doors and a walkthrough door on the side. Foundation will match the house. Garage will be metal with a black roof and dark gray sides (see attachment A)

ITEM 5 (end)



ITEM 6 (start)

Firewise Committee Report

Chair: H Fromm

The March 22nd Firewise event was cancelled due to inclement weather. It has not yet been rescheduled. We are currently getting process on hourly vertical Bush-Hog service for reclaimed roadways.

ITEM 6 (end)

ITEM 7 (start)

Tech Committee Report

Chair: C McCulley

- A) **VOIP Forwarding Services** – Skype decommissioning was announced on March 1st and will be fully completed on May 1st. Migration and porting of the EMPOA phone number from Skype to MS-Teams is underway and should be completed prior to the May 1st deadline.
- B) **2025 – 2026 QR for ID's and Decals** – New decals and ID cards are ready for processing upon request.
- C) **April 1st Board Nominations** – Paper nomination forms were mailed out on April 1st and the online webform is live. Total mailout costs for this were **\$4,646.80** and paper fees have been successfully implemented to compensate.

ITEM 7 (end)

Attachment A (begin)



English Mountain

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Board of Directors

front elevation
scale: 1/4"=1'-0"

Notes:
1. 12inch overhangs & outlookers typ
2. pargeted conc block perimeter wall
w/ crawspace (high crawl at back) vinyl siding above
3. 1x6 frieze boards typ
4. 1x4 door/window trim

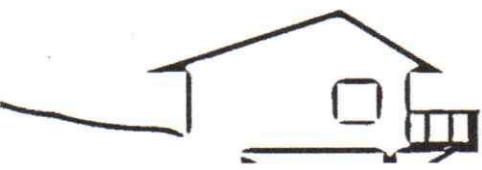
rear elevation
scale: 1/4"=1'-0"

left elevation
scale: 1/4"=1'-0"

crawspace plan
scale: 1/4"=1'-0"

framing plan
scale: 1/4"=1'-0"

Area	Material	Notes
Roof	Asph/Flt	1/2" OSB
Walls	2x4	1/2" OSB
Floors	2x10	1/2" OSB
Foundation	8" CMU	4" EPS
Exterior	4" CMU	4" EPS

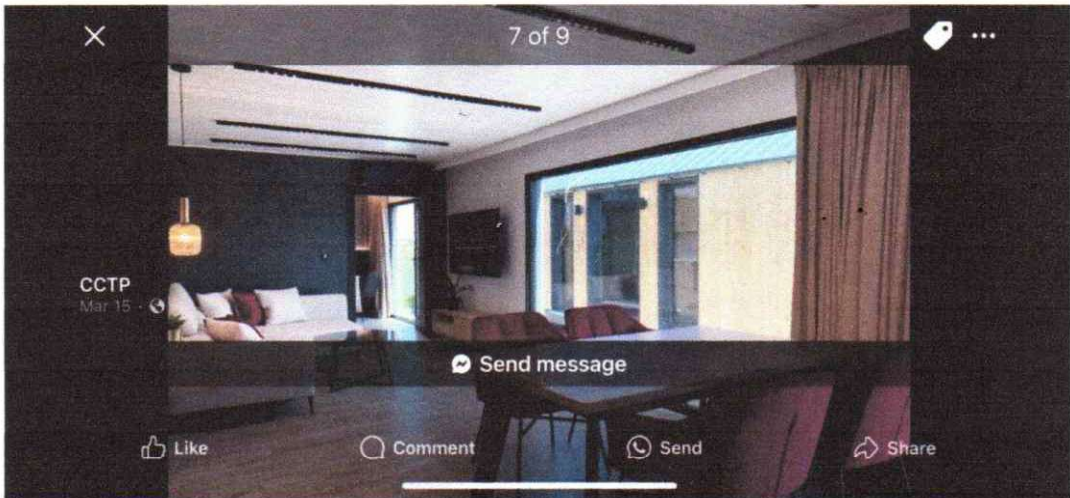


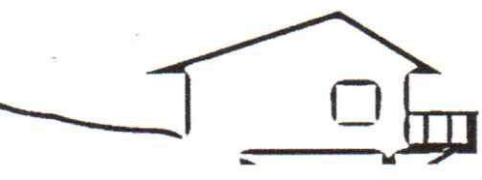
English Mountain Property Owner's Association



Board of Directors

Attachment B (begin)



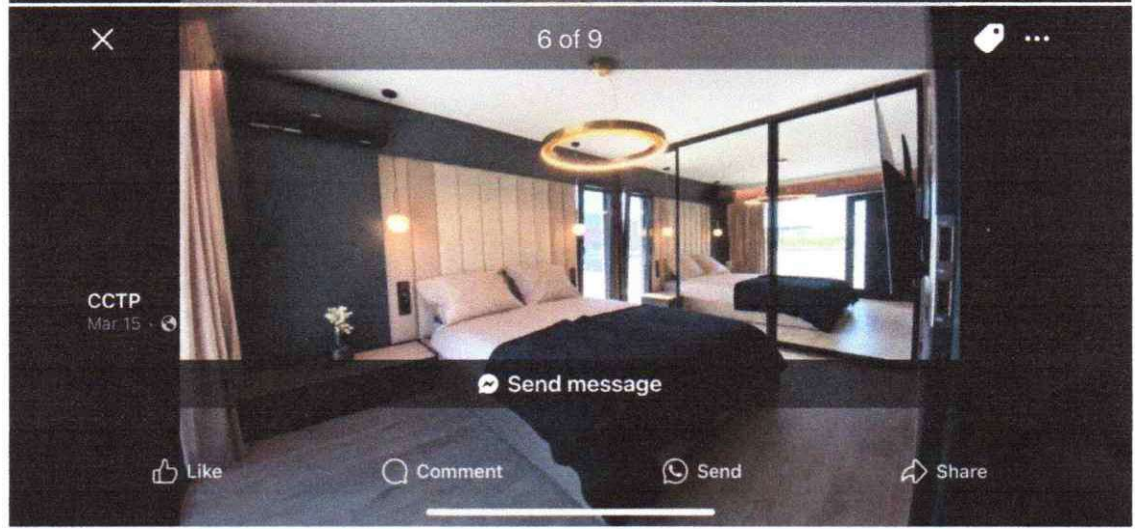
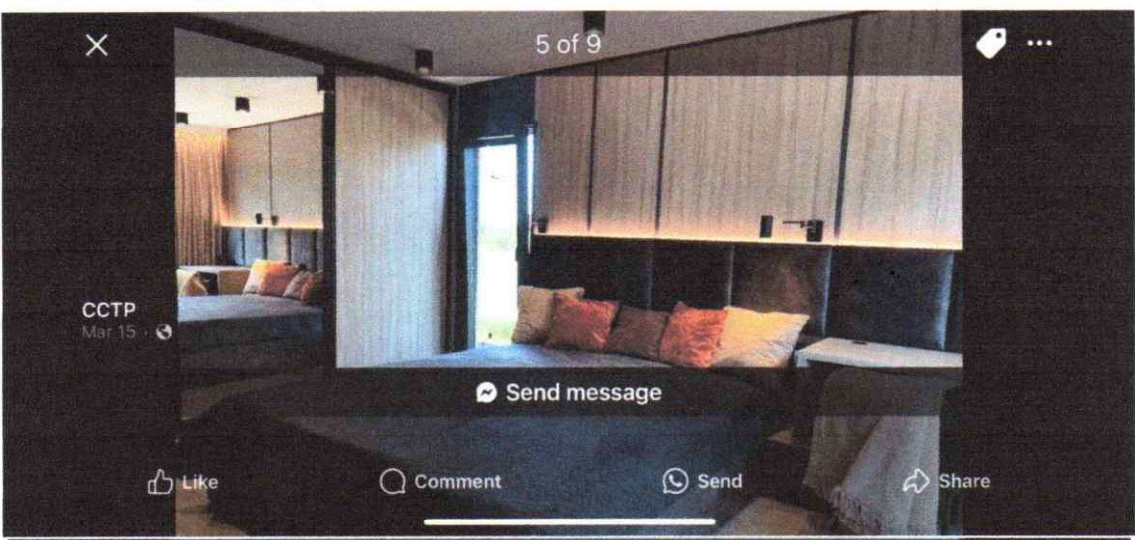


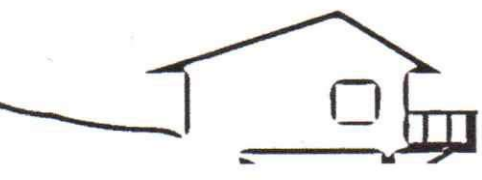
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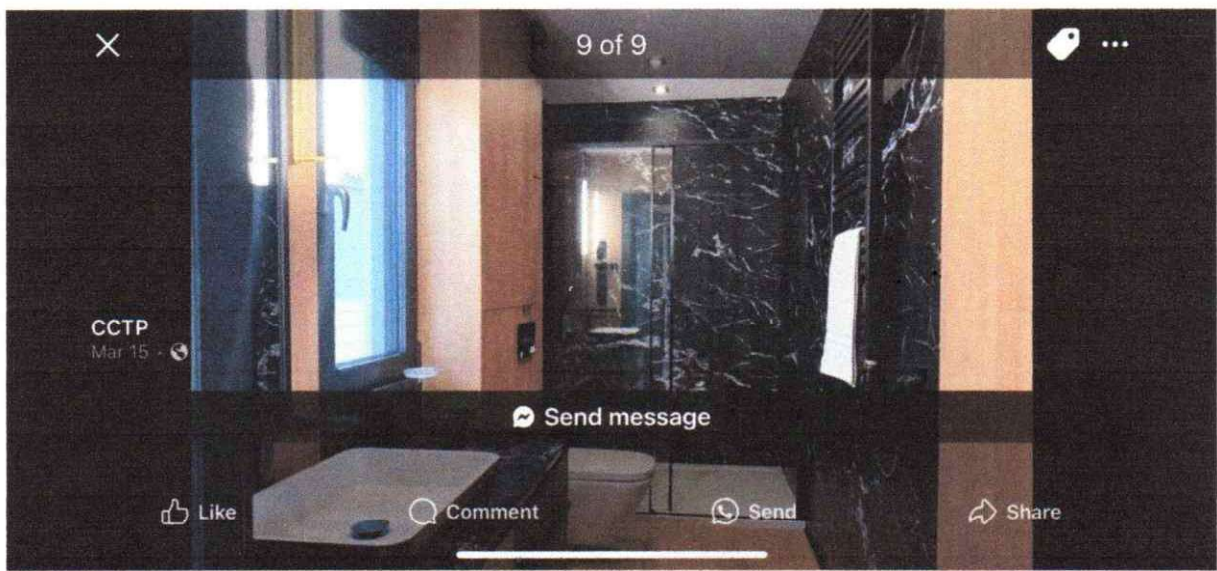
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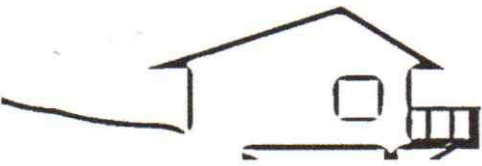


English Mountain Property Owner's Association

Board of Directors



Attachment B (end)



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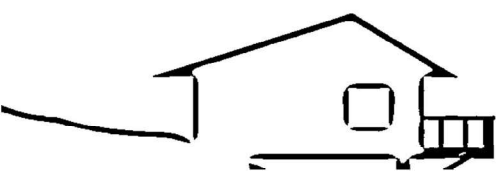
Board of Directors

Attachment C (Begin)



Attachment C (End)





Spring EMPOA BOARD MEETING MINUTES

LOCATION: EMVFD, 1564 WILHITE CREEK RD

DATE: 4/12/2025

TIME: 1304

ADGENDA ITEMS:

1. WELCOME/ CALL TO ORDER:

2. ROLL CALL: Heather Fromm: Present Yes No , David Leonard: Present Yes No , Ron Cooley: Present Yes No , Ronnie Justice: Present Yes No , Cathy McCulley: Present Yes No , Randy Nininger: Present Yes No (excused d/t family emergency) (Proxy given to Shaun Collins), Shaun Collins: Present Yes No , Margie Brown: Present Yes No , Charles England: Present Yes No

3. Quorum: Established: Yes No

4. APPROVAL OF LAST Meeting MINUTES: MOTION

MADE BY: Cathy McCulley

SECOND BY: Ronnie Justice

with corrections to Cathy McCulley's name being misspelled

VOTED AYES: 6 NAYES: 0

5. Approved Dockets for Ratification:

Docket 250323:



Resolution 250331

Motion to spend up to \$1,000.00 dollars to purchase metal signs and door hangers for architectural Committee & Roads Committee to notify owners of reported covenants violations.

Motion: R Cooley

Second: D Leonard

Yes: (6) R Cooley, M Brown, S Collins, R Nininger, R Justice, C McCulley

No: (1) C England

Abstain: (0)

6. Committee Reports:

- a) Treasurer
- b) Finance Committee
- c) Roads Committee
- d) Architectural Committee
- e) Firewise Committee
- f) Tech Committee

7. Old Business:

- a) Discussion of purchasing a salt spreader for UTV or pickup truck

8. New Business:

- a) Building Fund
- b) Property Cleanup & Notification of Reported Covenant Violations
- c) Signage Request for Short Term-rentals

9. Agenda Request:



a) Georgette Russell-Penny (2/11/25)

-When you turn on Black Oak Drive the gravel Road is nothing but ruts. I have a small car so ruts are so deep and my tires will be destroyed within a month or two if they don't get the attention they need.

b) Andrea Breeden (03/15/25)

- recovery center is not only a rehab, but for unstable people with HIV. kids can get hurt if the people at the center get out or out of control. There are also no gated number code locks, fences or key swipes to protect the kids if they get lose or run they could hurt the kids.

c) Shellene McCarter (03/25/25)

- I'm requesting that our EMPOA Board consider authorizing a starter-budget of \$1,000.00 to the KIDZ COMMITTEE towards the purchase of building materials for the School Bus Shelters that are currently being constructed with donations alone. Thank you all for considering this request---even if not possible this year. Sincerely, Shellene McCarter

10. Board Member Discussion & Comments

11. ACTION ITEMS & NEXT STEPS

a) MOTIONS:

1) MADE BY: _S Collins_____

SECOND BY: __ C McCulley_____

__Accept and ratify community reports_

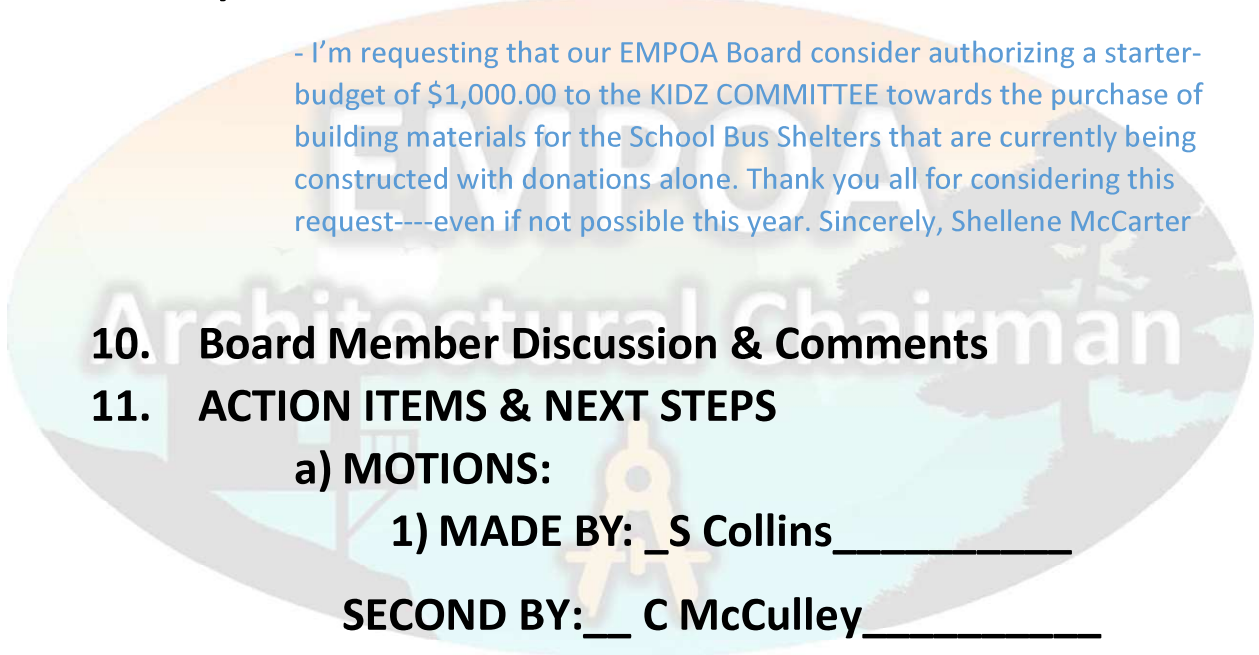
VOTED AYES: _6___ NAYES: __0_ OBSTAIN_0_

b) MADE BY: _ C McCulley _____

SECOND BY: __ S Collins _____

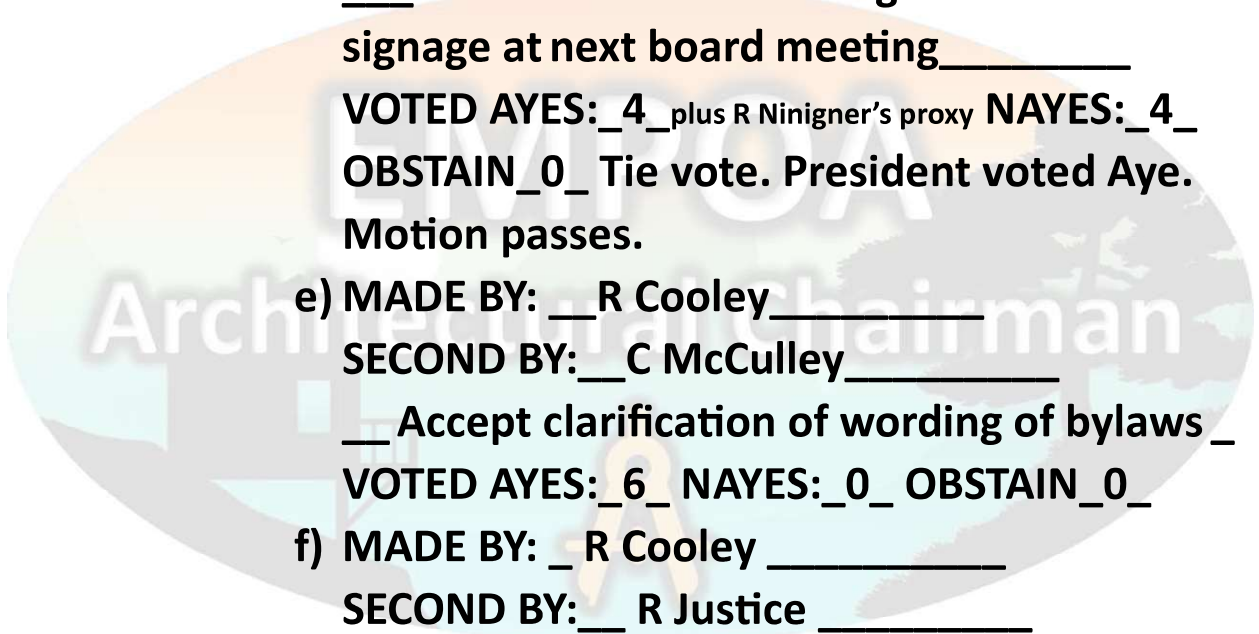
__Table discussion of salt spreader until after budgets are set_____

VOTED AYES: _6___ NAYES: __0_ OBSTAIN_0_





- c) MADE BY: R Cooley _____
 SECOND BY: D Leonard _____
 Establish a "spot" fund for a common area with amenities such as a park, building, gazebo etc. _____
 VOTED AYES: 6 NAYES: 0 OBSTAIN 0
- d) MADE BY: R Justice _____
 SECOND BY: D Leonard _____
 Table discussion to set guidelines for signage at next board meeting _____
 VOTED AYES: 4 plus R Ninigner's proxy NAYES: 4
 OBSTAIN 0 Tie vote. President voted Aye.
 Motion passes.
- e) MADE BY: R Cooley _____
 SECOND BY: C McCulley _____
 Accept clarification of wording of bylaws _____
 VOTED AYES: 6 NAYES: 0 OBSTAIN 0
- f) MADE BY: R Cooley _____
 SECOND BY: R Justice _____
 Accept wording of Oath of Office for Board Members _____
 VOTED AYES: 6 NAYES: 0 OBSTAIN 0
- g) MADE BY: R Justice _____
 SECOND BY: S Collins _____
 Allow up to \$1,000 for building bus stops
 VOTED AYES: 5 NAYES: 0 OBSTAIN 1 M
 Brown





h) MADE BY: _ R Cooley _____

SECOND BY: __ S Collins _____

___ Adjourn meeting _____

VOTED AYES: _6_ NAYES: _0_ OBSTAIN _0_

12) Adjournment at 14:59

