



Fall EMPOA BOARD MEETING MINUTES

LOCATION: EMVFD, 1564 WILHITE CREEK RD

DATE: 10/11/2025

TIME: 11:00 am

AGENDA 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 (excused, Proxy given to Ronnie Justice) Thomas Breeden: Present Yes No (Proxy given to Heather Fromm)

3. Quorum: Established: Yes No

4. APPROVAL OF July 2025 Meeting Minutes: MOTION

MADE BY: Shaun Collins

SECOND BY: Cathy McCulley

VOTED AYES: 8 NAYES: 0 Abstain: 0



5. APPROVAL OF August 2025 Meeting Minutes: MOTION

MADE BY: Cathy McCulley

SECOND BY: Ronnie Justice

VOTED AYES: 8 NAYES: 0 Abstain: 0

6. Committee Reports:

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

APPROVAL OF Committee Reports: MOTION

MADE BY: David Leonard

SECOND BY: Ronnie Justice

VOTED AYES: 8 NAYES: 0 Abstain: 0

7. Old Business:

- h) Speed Bumps
- i) Gate on Pawnee Court
- j) Building Fund



8. New Business:

- k) Discussion of Funds needed for Roads Account**
- l) Complaint on Condition of Culvert on Clingmans View**

9. Agenda Request: None

10. Board Member Discussion & Comments

(4) July Meeting Reports: We were given the approval by the lawyer Listing Homeowners (debts and paid dues). We are not allowed to list Names, Unit Numbers, phone numbers, email addresses, etc. as this would be a violation of the TIPA Law (Tennessee Privacy Act), but for Accountability, we have listed anonymously the owners and status. David did not get the opportunity to give his Treasury Report and that was included with the Expenditures. Ron had a question if the listing if the Debts vs Paid Anonymous accounts would be at each meeting. It will not be, this is only an Annual listing. We do have a listing of total amount past due, \$336,767.75 is past due. Total owners = 1344, 978 of those are past due with 366 paid. With the past due amount, we could pave all the roads and not have to deal with them much. It would also give us multiple road access.



(5) August Emergency Meeting to fill the empty position with Thomas Breeden receiving the seat. Future meeting dates set for the remainder of the year.

(e) Some discussion on getting an arborist to come in for Firewise and work on cleaning up Trees, etc. At this time, only 3 owners have requested. This should be in the spring and we will see if there is any additional interest.

(h) There was a man that basically chased Ron Cooley down to the Fire Department complaining and asking for Speed bumps on Low Sunset because people speed and run them off the Road when they are walking their dogs, etc. This has been brought up before and was voted down. It was discussed back in February but they are asking for it again. Speed bumps are just as hazardous as the speeding vehicles. You cannot plow the roads to remove snow if you have speed bumps and the Road they are asking for it on isn't even wide enough and needs more road work than speed bumps. Some cars are not high enough to get over a speed bumps. Then the POA would be responsible for the damage and we do not want to be responsible for all the damage.



(i) it has been asked that the gate be put back up on Pawney Court. This has been requested before and was told that it is a fire hazard to have a locked gate. This is not a gated community and we cannot control the roads.

(j) It has been asked several times that we start a fund for the start of a Park and building Fund to help beautify the Mountain.

(k) the culvert has been damaged, but it is still doing its job. We have spent over the budgeted amount so will have to repair the culver in next years budget.

ACTION ITEMS & NEXT STEPS

a) Motion made to disregard and not put in speed bumps

MADE BY: _ Cathy McCulley _____

SECOND BY: __ Ron Justice _____

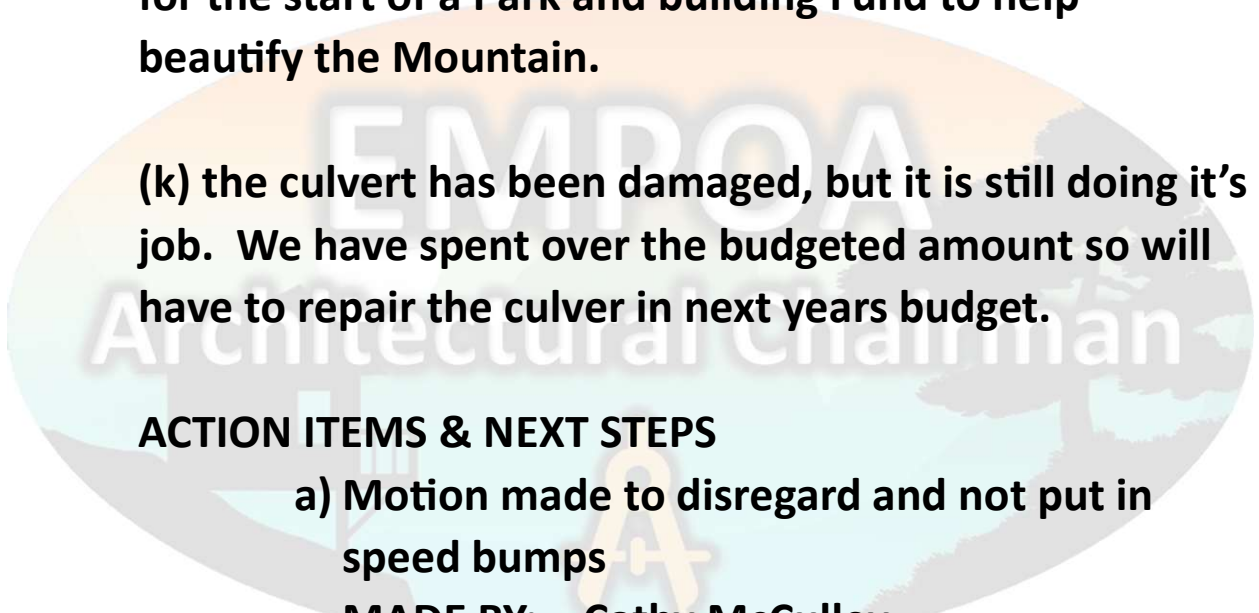
VOTED AYES: _8_ NAYES: _0_ OBSTAIN _0_

b) Motion made to disregard and not put in a gate on Pawnee Court.

MADE BY: _ Cathy McCulley _____

SECOND BY: __ Ron Justice _____

VOTED AYES: _8_ NAYES: _0_ OBSTAIN _0_





c) Motion made to start a Building Fund for \$500.00. Then all money taken in until February to go to the Building Fund. Move \$17,000 move in to the Road Fund.
MADE BY: Ron Cooley
SECOND BY: David Leonard
VOTED AYES: 8 NAYES: 0 OBSTAIN 0

d) MADE BY: Shaun Collins
SECOND BY: Ron Cooley
 Adjourn meeting
VOTED AYES: 8 NAYES: 0 OBSTAIN 0

12) Adjournment at 1:07 pm

