

MINUTES OF THE JUNE 27, 2012, BOARD MEETING:

Sky Harbor Property Owners Association
Called Board Meeting
June 27, 2012

The Sky Harbor Property Owners Association held a called Board Meeting on June 27, 2012 at 6:00 p.m. in the Sky Harbor Lodge. John Cameron, the acting Chairman, opened the meeting. Members present were Junior Webb, Marion Kincheloe, Dexter Christenberry, John Cameron, Mary Jo Beard, Emil and Margaret Gumieny, and Greg Bullock. Members absent were Dr. Robert Chambliss and Larry Buckner. It was noted that Dr. Chambliss has had health issues.

John announced the resignation of 6 board members and that these members needed to be replaced. John made a motion that Mary Jo Beard be appointed as acting secretary. Junior Webb second. The motion carried. Keith Dees, Tom and Denise Dorsey, and Jim Hale were present and appointed to the board. A discussion continued with Asa Goode from Gulf Shores, Alabama being the 15th member and Ken Adams from Sky Harbor as an alternate. Lynn Wiley from Sky Harbor was also considered.

John Cameron reviewed the difference between the by-laws and the restrictive covenants as there has been much confusion over them in the past. He consulted our lawyer to be accurate. By-laws are the way (rules) the board does business. They can be changed at the annual Sky Harbor POA meetings with a majority of the owners that are present voting or by proxy vote. The restrictive covenants are recorded at the Sevier County Court House with the sizes of lots and the sizes of homes on the lots and other issues. To change the restrictive covenants, a majority of all Sky Harbor lots (1191) must vote "yes." That is 50% plus 1 on all those named on the lot deeds. Sky Harbor must use an attorney. The proposed changes must be sent out to all and returned notarized. Those who do not send it back will be counted as a "no" vote.

The reading of last meeting's minutes was agreed to be dispensed with as this was a Called Meeting. John Cameron presented the Treasurer's Report on the Club House, Sky Harbor Lodge. An itemized report from Bear Camp Cabin Rentals was presented. A discussion highlighted that the building is valued at \$276,00.00, total income is \$17,109.00, total expenses are \$14,658.20, POA income is \$2,450.39, insurance is \$5,364.00 which must be paid anyway. If the building is left vacant, no insurance is available, POA has to pay for maintenance, and no one is responsible for scheduled regular maintenance.

Raising the yearly fees significantly was opened for discussion. It was unanimously agreed not to proceed with this matter at this time. The POA has

enough money for now. The present economy and the "stir up" at Sky Harbor will make it difficult. Sky Harbor now has 82% of lot owners paying dues and only 18% that don't. Last year's annual meeting had 68 people attend. Dexter Christenberry's letter and the "stir up" may cause many more people to attend this year's meeting, which will be good.

The banking requirements are set. Marion Kincheloe and John Cameron are both required to sign checks over \$600.00. John can sign checks up to \$600.00. The credit card is cancelled.

Marion Kincheloe and Junior Webb gave the road report. Junior reported that \$21,000 had been allotted for roads. \$3,000-\$3,500 was spent on mowing and clearing ditches. \$8,000-\$8,500 will be spent in July on stone, grade work, and spraying weeds. \$9,000 is left for paving. The 'No Hunting' signs in the center of the property will come down and put up on the perimeter of the Sky Harbor property. The T.V. dishes will be removed from around the ponds. The pipe from the large lake that goes under the road will be checked and stabilized, if needed. The gate that originally blocked a Sky Harbor road was discussed. It was concluded that Sky Harbor will give the gate to David Karr to put on his own property with his own lock and be responsible for it. Mr. Karr will give Junior a key to give Sky Harbor access in case of an emergency. This motion was made by Emil Gumieny and second by Greg Bullock.

A proposal is needed by the August meeting for fall road work. The paving season ends about October. Quotes must be gotten and a plan made to be approved in August. Marion Kincheloe made a motion for the road work budget to be \$75,000 to repair 21 areas of pavement. This amount will be possible as dues come in during August. John Cameron second the motion. It carried. Junior is declared the road "Bull Dog" of Sky Harbor. Dexter Christenberry made a motion to get a credit card for Pilot Gas Station in Pigeon Forge vs. Sevier Co-op on the other side of Sevierville for Sky Harbor's convenience. John Cameron second. The motion passed.

In old business, two topics were discussed: the Club House and current funds. About the Club House (Sky Harbor Lodge), John Cameron and Junior Webb went up into the ceiling. Larry Buckner couldn't make it. They found the ridge beam to be broken 2'-3' from the chimney. It has been this way "forever." The walls are sturdy and straight. A discussion about fixing the beam and the Club House included: Jacking up the roof, using "I" beams to support trusses, retrussing the roof, getting new tresses at a guesstimate of \$14,000-\$22,000, getting new shingles or using tin for the roof and which is more economical, raising the ceiling to a cathedral height with can lights and tongue and groove panels, using the present beams as decoration, more jacks in the big room to support the roof, move all the jacks to make a row in the middle of the big room. The electrical situation was discussed: rewire the kitchen to standards, remove two 220 circuits that are no longer needed, cover exposed wiring with conduit in

the big room and outside, getting a new electric panel, eliminate unused access wires. V. N. Ayers gave an estimate of \$1,200-\$1,600 to do the work. A former bid was \$5,000. The exterior was discussed: Stain the outside and the deck, pressure wash them, replant the flower beds in the front of the lodge. The big room needs new carpet. Tom Dorsey made a motion to do the electrical work and the staining of the outside and the deck before August for \$2,700-\$3,600. Gregg Bullock second. Motion passed.

John Cameron reported on Sky Harbor's current funds. An accounting for the July expenses and our current balance was handed out. It showed that before this year's dues come in we have \$36,000 to work with. The discussion was expenses on the Club House: use the money in the treasury or get a loan as was done once before and pay it off early. One board member offered some free materials. Greg Bullock made a motion to use the money available now to do as much as possible. Marion Kincheloe second. As a sign of being responsible to the POA, the motion passed.

In new business three topics came up. Insurance was reviewed by Gregg Bullock. His main concern was "surplus line" insurance which is not standard as we may pay more and get less, and that we do not have an umbrella policy. The board members are well protected. We have non-profit status and need to protect that. Sky Harbor needs general liability, the buildings covered, and the lakes covered with water liability. He will check into this more fully. Balloting and voting was reviewed. To vote in the annual POA meeting a person must be on the deed of a lot and own at least 25% of that lot. It does not matter how many lots are owned. Mary Jo Beard presented the idea of having a catered meal for property owners who attended the annual meeting. It had been done many times in the past. Estimates from boxed lunches to a buffet to pizza were given at a cost of \$7.00 to \$12.13 a person. Several menus were suggested. The discussion determined that the POA money would be wiser spent on the Club House and the roads at this time. Emil Gumieny stepped down from the road committee because he does not live at Sky Harbor and doesn't feel he can be effective on this committee.

The meeting was adjourned by John Cameron .

Respectfully submitted,
Mary Jo Beard, Acting Secretary