

Sky Harbor Board Meeting Minutes

August 4, 2012

John Cameron, acting President, called the meeting to order at 9:30 a.m. The roll was called. Jim Hale, Keith Dees, Tom/Denise Dorsey, Jr. Webb, Marion Kincheloe, Bob Chambliss, John Cameron, Mary Jo Beard, and Greg Bullock were present. Dexter Christenberry was celebrating his son's birthday. Emil/Margarett Gumieny were closing their business in Florida. Asa Goode was in the hospital with gall bladder trouble. Larry Buckner was absent.

The minutes were read from the meeting on June 27. Marion moved they be accepted. Tom seconded. The motion passed.

John Cameron reported on the Club House expenses. The jacks, labor, stain and cleaning, tin, braces in the trusses came to \$21,820.08. Keith Dees took photographs of the before and after during construction. \$5,000 more will be spent--mostly on labor. The total will be well under the \$30,000 expected to have been spent. The construction work should be completed in one more week. Keith Dees, Dexter Christenberry, Jr. Webb and John Cameron deserve much credit in this undertaking.

The Treasurer's Report was given by John Cameron. They were accepted as presented. A hand-out gave all the details.

The Road Committee presented a budget proposal for the coming year of \$102,970.00. Denise Dorsey made a motion to accept the road budget. Greg Bullock seconded. The motion passed. Marion Kincheloe noted that the budget is seldom exceeded. He feels the roads are in good shape. The road work will begin in two weeks. The equipment is here, ready and waiting. Jr. reported that there are still some "No Hunting" signs to be moved to the perimeters of the property. Mowing and paving had to wait for the Club House to be completed. If we have a good year without poor winter weather, some resurfacing of some roads will be done. John Cameron also made a motion that the \$75,000 allotment, previously approved, still remain for the Road Committee's use. Denise Dorsey seconded. The motion passed. (This is above the yearly 2012-13 budget.)

Insurance was again discussed. Greg Bullock suggested that it stay as is until the Club House is completed. The annual renewal is coming up soon. We can change things then without extra fees. John Cameron said raising the amount on the Club House and liability was better than an umbrella plan being added to the policy. There was a concern about liability to cover road work. Jr. has liability for himself, but it may be different when he uses POA equipment. The machines are covered but not their activity. Snow removal is now an exclusion. John will call the insurance man to write an endorsement to cover the road work and a higher amount on the Club House.

Balloting was reviewed. Numerous proxies were received. If a member has a proxy, he/she should put a number beside the names on the ballot vs. a check as to who he/she votes for. That number includes the number of proxies plus one for himself. The proxies and the ballot should be turned in at the same time to be checked. Mary Jo Beard printed 200 ballots. They have an alphabetical listing of the present board members and several blank lines for any nominations from the floor.

Mary Jo Beard made a motion to adjourn the meeting. Jr. Webb seconded. The motion passed.

Sincerely submitted,
Mary Jo Beard, acting Secretary

Sky Harbor Annual POA Meeting August 4, 2012

John Cameron, the acting President, called the meeting to order at 1:00. Congratulations were due to Dexter Christenberry, Keith Dees, Jr. Webb, and John Cameron for all their work at the Club House (Sky Harbor Lodge). Also congratulations to Mary Jo Beard for setting up the hot dog lunch. The Board Member roll call was made. Members stood as their name was called. Jim Hale, Keith Dees, Tom Dorsey, Denise Dorsey, Jr. Webb, Marion Kincheloe, Dr. Robert Chambliss, John Cameron, Mary Jo Beard, Greg Bullock, and Larry Buckner were present. Dexter Christenberry had to celebrate his young son's birthday, Emil and Margaret Gumieny were closing their business in Florida to move to Sky Harbor, and Asa Goode was having gall bladder surgery.

John reported on the improvements to the Club House. The update to the electrical service and breaker boxes, the ceiling raised 6"-8", the ridge beam in the roof being reinforced, the roof covered in tin, gutters and down spouts, new carpet in the big room, and the stain and paint to the outside walls were all done for \$21,821.00. There is \$8,000 left to complete the restoration. Why was the Club House restored? The Lodge generates some income. It pays for itself and clears \$2,000 yearly. If it were left empty, it would deteriorate very quickly. There were pictures of the before and after of the building.

Mary Jo Beard read the minutes of the last annual meeting. Denise Dorsey made a motion that they be accepted as read. Gregg Bullock seconded. The motion passed.

Greg Bullock passed out the Treasurer's Report for the last 11 months to all the home owners present. John Cameron reviewed and explained the 2 page report. A home owner asked those speaking to please stand so that they could be heard by everyone. Mary Jo Beard made a motion to accept the financial report as read and explained. Larry Buckner seconded. The motion passed.

Marion Kincheloe, road chairman, reported on the road conditions. \$100,000.00 was spent last year. Some roads were resurfaced. Sky Harbor has 32 miles of road; 22 miles have been paved. Sky Harbor is responsible

for its own roads. There was a big discussion about the roads from home owners. One home owner asked if we could go back to the general meeting and not dwell on personal issues. John Cameron reminded everyone that our yearly dues were very low, too low. Road work is very expensive and going up all the time. A priority schedule must be upheld—Main roads first, then secondary roads, then the roads with the most home owners and last other roads, if money is available.

A homeowner brought up the fact that the entrance to Sky Harbor off of King's Branch Road is awful. He asked what could be done about it. John Cameron explained that was Mr. Cole's property. Mr. Cole and Cliff Anderson, who started Sky Harbor, had a "feud" going over the creation of Sky Harbor from back in 1971. Since maybe it is two generations down, there may be something done. Bob Hamilton made a motion that someone gently contact the Coles and see if they would deed the property to Sevier County. The County would then clean it up. It was seconded. The motion passed. Greg Bullock said he would look into the situation.

The voting ballots for board member elections were passed out. The property owner's name and lot number must be written on the ballot. Vote for 15 board members. Nominations from the floor were opened. Terry Young, Dan Mooneyham, and Bob Hamilton were nominated and added to the ballots. Mary Jo Beard and Greg Bullock counted the 63 ballots. The board changes were Bob Hamilton replaced Asa Goode and Margaret Gumienny became an alternate. See the list of Board Members on the Sky Harbor POA.org web site.

The 2012 Annual POA Meeting was adjourned at 3:12 p.m.

There was much discussion and questions from the home owners/lot owners. One request was that the chatter from the floor stop so that everyone could hear what people said. The questions/concerns included:

- Unearned customer dues—a lien has been put on the lots/homes that owe past dues
- What do utilities include?-- Club House, night lights, lights at the guard shack, lights at the shed, and street lights
- Is it possible to have a neighborhood watch—it would be difficult as the home are so spread out. But the Sheriff's patrol can be increased.

- A lot owner expressed concern when 3 rental companies told him that Sky Harbor had “run its course.” It was trashy, homes were not kept up, and it was just not a good place.—The rental companies crews are mostly at fault. We do what we can, but are ignored by the cleaning crews and companies.
- Can a dumpster be used?—It was tried in the past and was unsightly. One dumpster can be overloaded in 1 week. The rental companies use them. More than one dumpster has the same problem. Do we want to pay for that weekly service?
- Can we use county jail mates to clean the road trash?—Maybe, good idea! A motion from the floor was made to check into the county work gang (prisoners) to clean our roads. It was seconded from the floor. The motion passed. Greg Bullock will check on this.
- Why will the county not do our roads?—The width of our roads is too narrow, the base is not up to state standards, the roads are too steep. We do not have the dues money to bring them up to standard.
- Can we include a “Bad Contractors” list on the web site?—That presents a liability issue for Sky Harbor POA.
- Can rental fees be garnished to pay for past dues?—No
- Why have some roads not been touched for paving or mowing?—The priority schedule must be set. Main roads go first, then secondary roads (without these at the top, it would be very difficult to get into Sky Harbor and go anywhere). Then the roads that have the most homes, and sadly the least populated roads. Jr. does the mowing to save money for the road improvements. In the last month, he has been helping with the Club House renovation. We could hire it out at \$15.00 an hour. With 32 miles of road being cut once a week April through October, it might get expensive.
- Several property owners had personal issues with the road situation. After much discussion, they were asked to talk to Marion Kincheloe and Jr. Webb after the meeting.
- Some road signs need to be checked on. Rose Pass is defaced. South Ski View/First Street have had name changes by the county.
- What is the percentages of homes lived in all year to rental homes on a lease to overnight rentals?—10-15%

Respectfully submitted,
Mary Jo Beard, acting Secretary

Sky Harbor Board Meeting
August 4, 2012, 3:22 p.m.

John Cameron convened the new board meeting at 3:22 p.m. The election of officers took place with the following results:

President—Greg Bullock

Vice President—Denise Dorsey

Secretary—Mary Jo Beard

Treasurer—John Cameron

Assistant Treasurer—Jim Hale

Road Chairman—Marion Kincheloe

Road Committee—Junior Webb

Jim Hale

Keith Dees

Larry Buckner

Members at Large—Ken Adams, Robert Chambliss, Dexter Christenberry, Tom Dorsey, Emil Gumieny, Bob Hamilton

It was decided that John Cameron, Jim Hale, and Marion Kincheloe were to be the board members to sign bank checks for the expenses of Sky Harbor POA.

Bob Hamilton asked about a lease on the Club House for better income. The Restrictive Covenants say “No.”

Keith Dees said the new names of roads in Sky Harbor was because of 911. Too many street names across the county were the same. Also the County Commission of Sevier County said “Absolutely No” to taking charge of Sky Harbor roads. He thinks the biggest real reason is because our roads are so steep.

Greg discussed the need for the board to be transparent in their business and the need for using Parliamentary Procedures during our meetings.

John Cameron brought up the issue of insurance coverage for the Club House. It needs to increase from \$1.8 million to \$2.5 million at a cost of \$650.00. The general liability needs an added endorsement for 6 months to increase to \$2 million at a cost of \$790.00. An umbrella policy is too expensive for 6 months. Mary Jo Beard made a motion to increase the insurance. Tom Dorsey seconded. The motion passed.

The meeting was adjourned at 3:43 p.m. until November 3 at 10:00 a.m. (the first Saturday in a new quarter.)

Respectfully submitted,
Mary Jo Beard, Secretary