

SKY HARBOR BOARD MEETING AUGUST 3, 2013 AM

Greg Bullock greeted everyone, opened the meeting at 9:20 am, and offered a prayer over our proceedings.

The **Secretary's report** was read by Margaret Gumieny. John Cameron made a motion to accept the minutes as read. Emil Gumieny seconded. The motion passed.

The **Treasurer's report** was given by John Cameron. He reviewed the accountant's report. \$123,000 was the total spent for roads. Marion Kincheloe made a motion to accept the report. Mary Jo Beard seconded and the motion passed. John explained the budget estimated at \$193,349. Mary Jo Beard moved to accept the estimated budget. Junior Web seconded and the motion passed.

Committee Reports:

ROAD COMMITTEE: Marion Kincheloe reported that Junior Webb does a good job. All the roads are in good condition. Trees are cut. Trash picked up. Extra mowing was required because of all the rain. The signs are ready. The trails have not been worked on because of all the rain. Phase I on the roads is done. Phase II is started. Some ditches are washed out due to rain. They need rock. \$47,900 has been spent. Patching will have to wait for dryer weather.

Old Business:

1. The television in the Club House is installed. Next year we will use it in our meetings.
2. Internet is in the Club House now. There is no password. We will leave it open on the advise Junior Webb got from John Gillian at Bear Camp.
3. A work truck is still being investigated and sought.
4. The hot dog lunch for today cost about \$100-\$125.

New Business:

1. John Cameron brought up the subject of fire protection. Our fire department is 5 miles away. We have fire hydrants, but no water in them. John's research showed we have a 235 foot well at the pump house. It pumped 30 gallons a minute for over 3 hours. There is a reservoir tank that holds 9,300 gallons. The fire Department requires 500 gallons a minute. We have 5 hydrants visible—Silver Poplar, School House Gap, across from the Club House, Ski View Road, and by Dexter Christenberry's lot. John proposes to put a pump in the well, pump the water to the tank, dam up the creek and route it to the tank. We will need 3 phase power in the pump house. Sevier County Electric will do it for \$4,600. The electric company just got a grant to work with. Can we get a grant

for water too? Everyone hooks into a good water source and everyone pays. We have house water and fire hydrant water. There is a meeting this Tuesday, August 6 at 2:30 pm on this issue in Sevierville. The benefits are saving insurance money, encourage building, and home owners having good water to drink and wash clothes with. Additional thoughts: 1. Do something now or wait for grant money in a couple of years. 2. There 650 structures in Sky Harbor. 3. There may be more than 5 hydrants on the property. 4. Emil can help with wholesale pumps and equipment. 5. It may take \$35,000 to complete phase I. 6. John says we have the money (similar to the money spent on the club house). It won't take money from the roads. Emil Gumieny made a motion to spend up to \$35,000 to get 1-2 hydrants working, test lines, get power to pumps. John Cameron seconded. The motion vote was postponed to get POA opinions. Mary Jo Beard offered the idea to present this to the annual meeting this afternoon or possibly have a proxy vote of all property owners. John maked a motion to have grants investigated by a committee of Dexter Christenberry, Keith Dees, and Bob Hamilton. Bob Hamilton seconded. The motion passed.

2. A neighborhood watch is too much responsibility/liability for the Board. A citizens group can do this on their own. Current news on this issue illustrates some draw backs.

Greg Bullock adjourned this meeting at 11:20 am for lunch.

Respectfully submitted,
Mary Jo Beard, Secretary

SKY HARBOR ANNUAL POA MEETING AUGUST 3, 2013

Greg Bullock, President, opened the meeting at 1:05 pm. He asked Jimmy Lowery to offer a prayer. There were 6 new lot/home owners present at this meeting. The Board introduced itself by standing, telling where we live, and a little about our history in Sky Harbor.

Mary Jo Beard read **the minutes of the last Annual meeting**. Jimmy Lowery made a motion to accept the minutes as read. Dan Mooneyham 2nd the motion. It passed.

John Cameron gave the **Treasurer's Report** from the accountant's report. He explained the line items to the POA. He then reported on the Club House. Its value is \$250,000. The added renovations were \$41,000. The income profit after all expenses are paid is \$8,000. The high rent season is coming in the fall.

Marion Kincheloe, the **Road Commissioner**, gave his report on the roads. Bids for road work were quite effective by giving us very reasonable costs. The bid chosen from Newport Paving Company was \$40 less per ton of asphalt. With the saved money part of the Club House parking lot got paved. Patching has not been done because of all the rain. Junior Webb reported on cleaning the roads and ditches, trash pick up, and mowing. A Home owner praised how excellent Rose Pass was now. He also commented about cars sliding off. Could a safety rail or curb be put in place? Junior replied that it will be curbed. The paving company hasn't done it yet.

OLD BUSINESS:

- The sheriff's patrol is monitoring the property more.
- A neighborhood watch is too large a liability for the POA. Individuals can do it and organize themselves.
- Bobby Watts, our county Commissioner, can maybe get more done. We have a lot of tax dollars here in this community.
- Dues are being actively pursued. Not to pay dues is the same as stealing from the POA. This is an important issue!
- Signs are being destroyed. There is a list of those to be ordered.
- There was an unhappy resident last year who is now very happy with their road and the patching that was done. They fit into this year's road repair list.
- The web site contains an up dated contact list of Board Members, minutes of meetings, and the Restrictions and By Laws.
- The road paving lists add 2-3 roads per year. There are 4 unpaved roads on the list now. If you want your drive-way paved, Junior Webb suggests you call the company while they are here at Sky Harbor. It may be more reasonable a cost and a job done quicker as they are already here.

- Shirl and Larry Lowery have a face book page for Sky Harbor Property owners only. You can list property “for sale,” good/poor contractors, and services.
- Most see an improvement in the whole property over the last 3 years. There are fewer “for sale” signs, the roads are better, the property is cleaner. A question was asked about having a property manager to manage the trash issue. Junior Webb suggested this is something we can do ourselves. Just manage your area/property. A suggestion was made to get Junior a helper or talk to Mr. Watts, our County Commissioner. Junior said it’s a losing battle. He contacts the rental companies to do better. Mary Jo Beard asked about the cost of 32 miles of road for 1 week, 52 weeks a year—it might be expensive labor.
- We can bundle WiFi only if everyone agrees to sign on. Charter will give you a box or you will get fewer and fewer channels if you don’t bundle as a group.

NEW BUSINESS:

1. The **Road Committee** presented an estimated budget and a list of roads to be paved including the mailbox driveway.
2. **Fire hydrants** were discussed.
 - Emil Gumienny had a suggestion. We have 5 hydrants now. Put a submergible pump in the well we have. He can get the pumps wholesale. Do the work in phases. This work includes 3 phase power, investigating the under ground lines we have, doing a hydraulic pressure test, and get the one by the mailboxes working.
 - John Cameron said we have up to 25 hydrants hidden in bushes, etc. This could save on insurance company premiums. There is an artesian well in the back of the property for phase II and III.
 - Jimmy Lowery made a motion to go with this project at up to \$35,000.
 - A discussion ensued.
 - * Dexter Christenberry proposed applying for a grant. The red tape may take 2-3 years and have a lot of regulations. One of which is that every pays whether they hook on or not. There has been 1 fire in 30 years. We should go to the government for the money. Use the money we have on the roads—our biggest asset other than the Club House.
 - * John Cameron said time, water, and fire hydrants are important.
 - * A homeowner wants to go with the grants. We have a lot of tax dollars here.
 - * Another homeowner wants to do air tests first. Then go for the grants. He is a manager of a small Tennessee town who uses a lot of government money.
 - * Marion Kincheloe suggested a committee in the Board investigate both avenues and vote in November.
 - * Dan Mooneyham seconds Jimmy Lowery’s motion.
 - * Emil Gumienny suggests doing some water project now and doing the grant at the same time.
 - * A homeowner highlights that we have 2 discussions being discussed: First water for everyone’s use and second water for fire hydrants.

- Greg Bullock, President, calls everyone back to the motion on the floor with a second. He reminds us that we, as a Board, are not trying to sell you, as homeowners, anything. He called for a vote. 20 were for the motion. 24 were against the motion. The motion failed.
 - There is a meeting at 2:30 pm on Tuesday, August 6 on county water issues in Sevierville.
 - We can visit this issue in the future since the motion did not pass.
3. Ballots were handed out to all property/lot owners. The lot number and name are required on the ballot for it to be counted. There were also several proxies. Greg Bullock asked if there were any nominations from the floor to be added to the current list of Board Members. Dan Mooneyham, Terry Young, Patrick Gray, Margaret Gumieny, and Mercy Rizo were nominated, 2nd, and written in on the lines at the bottom of the ballot.
 - The new Board for Sky Harbor POA is Ken Adams, Mary Jo Beard, Greg Bullock, John Cameron, Dexter Christenberry, Keith Dees, Emil and Margaret Gumieny, Jim Hale, Bob Hamilton, Marion Kincheloe, Junior Webb, Patrick Gray, Dan Mooneyham, and Terry Young. Mercy Rizo is an alternate.
4. Greg Bullock asked if there was any more business. There being none, he adjourned the meeting at 2:55 pm.

Respectfully submitted,
Mary Jo Beard, Secretary

SKY HARBOR BOARD MEETING

August 3, 2013 PM

Greg Bullock opened the meeting at 3:22 pm. Being as the new board was elected at the Annual Meeting, Greg held voting for new officers. The results:

President – Bob Hamilton

Vice President – Greg Bullock

Secretary – Mary Jo Beard

Treasurer – John Cameron

Assistant Treasurer – Jim Hale

Road Commissioner – Marion Kincheloe

Road Committee – Keith Dees

Junior Webb

Emil Gumieny

Mary Jo Beard said she needs contact information for each Board member. She passed a notebook around to collect the info.

Cheryl Lowery wants to be put on the web site so that property owners can contact her by email or phone with their information on lots for sale, good contractors, info on services, etc.

Bob Hamilton opened the discussion about water and fire hydrants. Dexter Christenberry made a motion to turn water back into the 3 ponds to remedy the algae problem. The cost would be about \$500. Bob Hamilton 2nd the motion and it passed. Dexter also will get a report on dredging the ponds for our November meeting. Emil Gumieny made a motion that based on the info from a grant to have it done within 3 months (by November) with an affirmative answer received. We would then use \$35,000. Margaret Gumieny 2nd the motion. A heated discussion ensued. Emil recended his motion from the floor.

The Road Committee reviewed their plans for our roads. John Cameron made a motion to spend \$75,000 on the planned road improvements. Margaret 2nd it. It passed. It was suggested that we use Newport Paving if their bid was for the same price as before. Three closed bids must be obtained.

Bob Hamilton, in a handout on Waterfall View Lane, explained there are 35 lots that do not pay dues and are 7 years behind. Greg Bullock made a motion to investigate the procedures/process of getting our past dues through a real estate lawyer. John Cameron 2nd the motion. It passed.

Marion Kincheloe requested two things: that each Board member give a lot of thought to a water grant and fire hydrants before the November meeting. Also, he asked us to think of a way to reduce the cost.

The meeting was adjourned at 4:45 pm.

Respectfully submitted,
Mary Jo Beard, Secretary