

SKY HARBOR BOARD MEETING

November 2, 2013

The meeting was opened by Bob Hamilton at 10:08 am. Nine members were present.

Mary Jo Beard read 2 **Secretary's Reports** from August 2013. John Cameron made a motion to accept the minutes and corrections as read. Bob Hamilton seconded and the motion passed. Mary Jo also handed out the member's info sheet. (This will appear on the web site)

John Cameron gave the **Treasurer's Report** by reviewing the yearly report, the club house report, and the budget at \$104,309. Junior Webb made a motion to accept the reports and budget as read. Patrick Gray seconded and the motion passed.

Junior Webb gave the **Road Report**. Phase I and II are complete and under budget by \$13,000. Patching has been done. The motion to continue with the new list of paving was made by Ken Adams. John Cameron seconded and the motion passed.

Old Business:

1. A truck has been purchased at \$14,400 total cost. This is \$600 under the allotted amount.
2. The water meeting of August 6 in Sevierville was cancelled. Keith Dees and Greg Bullock checked on the issue again with no real answer. The Fire Marshal says water in hydrants must be clean, purified, and drinkable.

New Business:

1. Water---John Cameron poled the board members by phone about the water/hydrant situation. He got 13 yeses on doing the pump for \$15,000. The artesian well has an 8" pipe in it. The sump pump still works even though it's 40-50 years old. Power and controls were installed by the Sevier County Electric Company for \$3,026 and a \$1,050 deposit as a promise to pay our bill. (We have always paid our bill on time). John proposes a drain from the pump house to the creek, instead of a new sump pump as the artesian well always runs water. A dam needs to be built to fill the underground tank. This project is 99% complete at \$14,299. The fire marshal has checked this project out and agrees with what has been done. The pump house is now secure. Bob Hamilton has a lock box on the door with a code.
 - If the city and county are not involved, we can use whatever water we want.
2. After the POA meeting in August, Dan Mooneyham and Bob Hamilton have had a dozen or so POA members call them upset with the Board. At the POA meeting the water/hydrant issue was voted down, but the Board took action anyway. A letter of explanation on this issue including the specialists' recommendations will be sent out and posted on the web site. The water issue is a prevention measure to save neighbor's housing/property or the whole mountain side from burning. It will not save the original house that is burning. Everyone has insurance for that. The Board agreed unanimously on the clarification letter.
3. John Cameron had previously had an evaluation of the 3 pond area with the club house done. He suggests we fill in the third pond as it is only 2" deep and re-route the other two ponds to run along the bank below the club house so that it runs clean. Jim Hale asked what the benefits were. We could put a tennis court on top of the third pond once drained. Junior Webb said it would cost about \$10,000-\$15,000 to get the sludge out and fill dirt put in. Bob Hamilton offered the possible situation of mosquitoes in stagnant ponds. Bob suggested that this issue be tabled for another time.
4. John Cameron noticed that the culvert/tile from the overflow of the creek and third pond are decaying. A new 36" tile can be installed for \$4,000. This is larger than we have now. Waiting till the present tile collapses will be much more expensive. John Cameron made a motion to replace the tile now. Jim Hale seconded and the motion passed.

5. A property owner complained **about** her lot and wants to be exempt from dues. Their neighbor is encroaching on their property. This is a civil matter, not a Board responsibility. If they want to take action on this matter, they will have to get a lawyer's advice. They cannot be exempt from the dues. John Cameron will write her a letter of explanation.
6. Bob Hamilton and Junior Webb plan to contact property owners to ask them to clean up their own property **if** it is unsightly. This is in the By Laws of the POA.
7. Bob Hamilton made a motion for the Board to give him permission/authorization to go ahead with a lawyer to get back dues on a percentage of collections. There will be minimum fees like postage, etc. John Cameron seconded and the motion passed.
8. The hot tub cover needs to be replaced.
9. A question was brought up. Can the board exempt dues on lots that are unbuildable and not have them pay dues? The comment was made that the Board does not have that option. **Maybe** the government, health department, or the E.P.A. could. Bob will check with an attorney as to what our rights/responsibilities are as an association. The particular lot in question has a pond on it. If the POA takes the lot back, it will owe the taxes on it.

Being as there was no more business, Bob Hamilton adjourned the meeting at 11:55 am.

Respectfully submitted,
Mary Jo Beard, Secretary