

SKY HARBOR BOARD MEETING

February 1, 2014

Bob Hamilton opened the meeting with greetings at 10:12am. Ten members were present.

Secretary's Report: Mary Jo Beard read the minutes from November 2, 2013. Junior Webb made a motion to accept the minutes as read. Keith Dees seconded and the motion passed.

Treasurer's Report: Jim Hale reviewed the accountant's report, the rental report of the Club House, and the budget for the next several months. Mary Jo Beard made a motion to accept the report as read. Ken Adams seconded and the motion passed. Jim said we have a new accountant at the firm of Fortner Smalley. Her name is Paige. Pat has retired.

Road Committee: Junior Webb reported that the snow removal cost \$7,500 so far this winter. Another \$1,200-\$1,500 will need to be spent on salt. This money is in the budget already. He added that it is hard to find salt this year.

OLD BUSINESS:

1. The Board cannot reduce the dues on property as a "deal" for back dues. The Board does not have that right. Those, who owe back dues and do not want to pay them, can give the lot back to the POA in lieu of the dues. These people can/should deed it back to Sky Harbor.
2. The cover for the hot tub at the Club House has been ordered.
3. A letter has been sent as an explanation for the water/hydrants issue.
4. Bob Hamilton handed out a property report concerning Waterfall View Lane and Sky Harbor. Waterfall View Lane is in the subdivision of Sky Harbor. The property owners on the Lane owe dues to the Sky Harbor POA. The POA has to maintain the Lane.

NEW BUSINESS:

1. The roads and snow: Buying salt in bags is costly and troublesome. The heavy bags need to be lifted up to the bed of the spreader truck and emptied into the bed for snow removal. If the POA takes a different approach to snow removal and uses a brine tank instead of salt, the cost would drop by 1/3, lifting heavy bags of salt would not be an issue, and our roads would be cleaner longer. Keith Dees suggested the brine be bought in bulk (about 25 tons) and stored in the shed. The back hoe can load the brine tank. The water is already there in the artesian well. Keith will look into the total cost of the equipment needed. The Board can then discuss it at the May meeting. The POA will get through this winter as is and plan for next year. This will be a summer project.
2. Raising POA dues: Because of the harsh winter and snow removal, Keith Dees made a motion to increase dues by 4% in August. That is about \$12.00 per lot per year. Our dues are one of the lowest anywhere. Dan Mooneyham seconded and the motion passed.
3. "Brag" email: A POA member sent an email bragging on Sky Harbor and the all-round fine work that Mr. Webb does for the POA. Mail like this is a real boost for the Board and Mr. Webb. We need to hear about how to improve, but hearing about a job well done is great. A visitor asked a question about if a list of services from Sevier County could be made-good and bad. Cheryl Lowery, a CPA, has a facebook site for just this reason. It is for the Sky Harbor POA members only. She lives in Georgia. Her email is cheryllowerycpa@windstream.net

4. Checks for the POA account: John Cameron is our elected Treasurer; Jim Hale is our elected assistant Treasurer. Previously it has taken two signatures for every check that goes out of the POA account. When John was not available, Jim would go to the accountant to get a filled out check to pay emergency bills and then inform John of the check and the amount. Mary Jo Beard made a motion that the assistant Treasurer can sign checks as a single signature for the POA bills or emergency situations. Bob Hamilton seconded and the motion passed. It was also noted that some Board members have paid for approved projects out of their personal money and then been reimbursed by the Treasurer from the POA accounts. Bob made a motion for an expense card with a limit of \$3,000. be given to Junior Webb for the expenses he has doing approved POA work/business. Dan Mooneyham seconded and the motion passed. A discussion ensued about all that Mr. Webb does for Sky Harbor that he does not charge the POA for and what he does charge the POA is a discount amount. Bob Hamilton made a motion to give Mr. Webb a raise as an annual bonus of \$1,000. a year given in quarterly installments of \$250. Mary Jo Beard seconded and the motion passed.
5. Phone calls: 1. Dan Mooneyham has received numerous phone calls—some at 2:00am or 5:00am requesting help at Sky Harbor. 2. Bob Hamilton has received the same types of calls. 3. Junior Webb gets calls all the time, at all hours. Mary Jo Beard made a motion to have Board Member's phone numbers taken off of the contact list on the web site and that the numbers only be distributed to current Board members. Marion Kinchloe seconded and the motion passed. In further discussion, it was noted that Board members are not responsible for renters. Renters should call their rental company for information or help. If a property owner or renter gets "stuck" on the road/ditch, they need to call a wrecker service. Board members who live in Sky Harbor are not to move cars or call wrecker services. That is not a Board member's responsibility.
6. TV and Cable: Paige has taken Pat's place in the accounting company. Please call Paige for TV and cable hook up only. For road inquiries, see the web site. We are trying very hard to be up-to-date with that dated info.
7. Damage to roads: Sevier County Electric has been trimming trees around the power lines. The tree service they contracted has been tearing up the gravel roads. The ground beneath the gravel is wet and soft. It is estimated that \$2,000. worth of damage has been done. Bob Hamilton will look into some payment from the electric company to fix the situation.
8. Back Dues: The attorney the POA hired has all the properties that owe dues on spread sheets. They plan to contact all these people whether they owe \$.50 or \$2,000+. The attorney is moving on this now. The cost to the POA is nothing except 1/3 the amount after collection.

Being as there was no more business, Bob Hamilton adjourned the meeting at 11:45.

Respectfully submitted,
Mary Jo Beard, Secretary