

SKY HARBOR BOARD MEETING

MAY 2, 2015

Bob Hamilton opened the meeting at 10:02 am. 13 members and 5 guests were present. It was announced that Dexter Christenberry has died; he was a good friend to Sky Harbor.

Secretary's Report: Mary Jo Beard read the minutes of the February 7, 2015 meeting. Marion Kincheloe made a motion to accept the minutes as read. John Cameron seconded and the motion passed.

Treasurer's Report: John Cameron reviewed the report from Fortner Smalley, our accounting firm, the report from Bear Camp Rental, and the budget. Mary Jo Beard made a motion to accept the Treasurer's report as presented. Junior Webb seconded and the motion passed.

Road Committee: Marion Kincheloe reported that the roads are very good! Beech Front and Rose Pass need work that can wait till August. Patch work needs to be done now for \$12,000-15,000. If Junior Webb does the prep work, the paving company will do just the paving, saving Sky Harbor \$200. Paving cost is \$600 or less a ton. If the road is good and has cracks, it is more economical to spray the cracks vs. repaving. A motion was made by John Cameron to spend up to \$15,000 to patch the roads. Patrick Gray seconded and the motion passed. John made a motion to accept the Road Report. Bob Hamilton seconded and it passed unanimously.

Our visitors, Kenny Cole, his brother and their Dad (who owns the property at the entrance to Sky Harbor) proposed a plan to give Sky Harbor a right of way on the edge of their property vs. about 20-30 feet inside their property where it is now. The Cole's will clean up their property and build a mini market on the corner. Kenny presented a survey map by Ronnie Simms. They were very co-operative. The Coles have had arguments with a third party who is taking advantage of them in that area. The Coles will give Sky Harbor a year to decide what they want to do. There was a 10 minute break for Kenny Cole and Bob Hamilton to consult together.

OLD BUSINESS:

1. Spring Hollow Road: The Car is gone. The area is clean.
2. Web Cam: 2 web cams have been donated by David Roberto. One at the salt shed; one at the Sky Harbor Cabin.
3. Accountants: Fortner Smalley, PLLC is our current accounting firm in Kingsport, Tennessee. They are really Sky Harbor's personal secretary as well as our certified CPA. We, as Sky Harbor's Board, do not handle funds or cash money; the CPA does. That way the Board is protected from monetary issues that may arise. There are 794 accounts in Sky Harbor POA. A discussion ensued and this matter will be tabled until August.

NEW BUSINESS:

1. The Sky Harbor Entrance: Bob Hamilton explained the situation noting this is the first they have approached us, the Board. There are several issues to consider. Bob Hamilton's advice is to let it be for now; do discovery on our own; get the Cole's intentions in writing.
2. Clear expenses: John Cameron will ask Fortner Smalley for a spread sheet on properties owned by Sky Harbor. He will request a spread sheet for expenses/income of the Cabin on a separate page.
3. Security: We need an 8' privacy fence around the salt shed for security, to stop thieves, and keep children out. There will be some clean out and possible planting of Leland Cypress (which grow very quickly and thick, and look attractive) before the fence is installed. The cost is about \$9,800.
4. Lot fees: John Cameron made a motion to increase POA dues by 4% as allowed in the Covenant Restrictions of Sky Harbor Community. Emil Guimeny seconded and the motion passed. There are 473 private home owners in Sky Harbor; their yearly dues are \$225.10. Unimproved lots are \$135.05. A discussion ensued about contacting all POA members to raise dues more than 4%. There needs to be much more discovery before a decision is made.
5. Trash: There is a lot of trash on our roads including trash bags and garbage. After discussion, it was decided to call the rental company at fault to give them 24 hours to pick up their trash. If not done, the owner of the property will be called to clean it up or be billed for the clean-up.
6. Speeding: Most at fault are the cleaning people who drive 45 mph through Sky Harbor. Their trash falls out of their vehicles onto the roads. When they are seen, the rental company will be called.
7. Handicapped: The back porch has a ramp for handicap access. Some of the boards on the back porch need to be replaced. The cost is about \$1600. Access to the kitchen and front bath is a high step. This will be remedied also.
8. Luncheon: A BBQ lunch will be served at the Annual Meeting in August. Up to \$300 will be allotted for this. Mary Jo Beard will make the arrangements.

With no other business, Bob Hamilton adjourned the meeting at 12:45 pm.

Respectfully submitted,
Mary Jo Beard, Secretary