

SKY HARBOR BOARD MEETING

AUGUST 1, 2015

Bob Hamilton opened the meeting at 10:10 a.m. 10 members were present.

Secretary's Report: Mary Jo Beard read the minutes of the May 2, 2015 meeting. There was a correction on the cost of asphalt: not \$600 but \$105 per ton. John Cameron made a motion to accept the corrected minutes. Phil Moss seconded and the motion passed.

Treasurer's Report: John Cameron gave to CPA's report, the Bear Camp report on the lodge, and the future budget estimate. Lot fees have increased by 4%. Ken Adams made a motion to accept the report. Patrick Gray seconded and the motion passed.

Road Committee: Marion Kincheloe reminded us that paving is done in the summer and the fall. There are 3 priority roads: Beach Front @ \$35,000, Sky View @ \$18,000, and Rose Pass @ \$34,000 for a total of \$87,000. There are other roads for consideration for a total of \$125,000. John Cameron made a motion to spend \$80,000 for paving at the disgression of Marion Kincheloe and Junior Webb. Bob Hamilton seconded and the motion passed.

OLD BUSINESS:

1. The Web Cam at no cost to Sky Harbor hooks into Wi-Fi so there is no cost there either. It will be installed by David Roberto next week. The purpose of the Web Cam is to allow visitors to Sky Harbor to see the weather conditions by computer.
2. Sky Harbor will keep the accountants Fortner Smalley for this year without any more discussion. John Cameron made the motion, Junior Webb seconded and the motion passed.
3. The Sky Harbor proposed entrance change, as recommended by Bob Hamilton, will be left alone for now to see what the Cole Family will propose or do.

NEW BUSINESS:

1. Complaints: A lot has been named "Man Cave" and is a mess. There have been 4 complaints and numerous emails about this situation. Bob Hamilton will have a talk with the lot owner and/or mail a letter.
2. Lodge Assessment: Jeff Lukkarila made a motion to get an energy assessment on the Sky Harbor Lodge. After the results are received, the Executive Committee will decide on necessary improvements for the lodge. Bob Hamilton seconded and the motion passed.
3. Shed or Blade: A decision needs to be made about a fence (already approved) around the shed or putting the new blade on the truck before winter (already approved). Junior Webb will get the new blade installed on the truck first; then get the fence installed. This plan was unanimously agreed upon by the November meeting.

The meeting was adjourned at 11:30 a.m. to set out lunch.

SKY HARBOR ANNUAL POA MEETING

AUGUST 1, 2015

Bob Hamilton opened the POA annual meeting at 1:05 p.m. There was a fine Bar-B-Q lunch enjoyed by all. There were 10 board members and 43 POA members present. Members were asked to sign in on an attendance page. Secretary's Report copies were on the table also.

Secretary's Report: Mary Jo Beard read the Secretary's Report from August 2, 2014. Marion Kincheloe made a motion to accept the minutes as read. Joe Ferrell seconded and the motion passed.

Treasurer's Report: John Cameron passed out to the POA members copies of the Fortner and Smalley CPA Annual Report. He then explained the report. Junior Webb made a motion to accept the report as read. Phil Moss seconded and the motion passed.

Road Committee: Marion Kincheloe gave his report on the Sky Harbor roads. He commented that we need more money than we have, but that the Board is being very frugal with the money they have. The POA agreed that they are proud of Sky Harbor roads. Ken Adams made a motion to accept the Road Report as given. Patrick Gray seconded and the motion passed.

- Jimmy Lowry asked if all the roads were paved. There are 3 miles of gravel road left in Sky Harbor. Will they be paved this year? No, not this year. Paving is based on need. Beach Front, Sky View, and Rose Pass have great needs. The gate at the back of Sky Harbor has been removed. There are 50 signs of "No Fire Works" that are much more visible around the property.

OLD BUSINESS:

1. Back Dues: Is it worthwhile trying to get back dues? Yes, lawyers and Fortner Smalley are coordinating together on this issue.
2. Bad Weather Roads: There have been emergencies in the back of the property where the snow is the worst. Visitors will have to come prepared. People are using a private driveway as a turn around on Piney Road. The Road Committee will check on what can be done to remedy this situation.
3. County Road: Silver Poplar Road was a county road before 1970. When Sky Harbor became a private community, Silver Poplar was no longer county responsibility. No, the Sevier County Road Commission will not help with Sky Harbor roads. We are on our own with our roads. Can the bill for dues inform the POA how much money goes for roads each year? That will be taken under consideration.
4. Dues: Sky Harbor has 1,154 lots; 600 have houses on them. Sky Harbor can get back dues as these properties are sold.
 - It can be suggested to home owners to sell/auction their property to pay the back dues.
 - Lawyers are working to put liens on property that owe back dues.

5. Emergencies in snow: The state highway department or county police can be notified at 911. In snow or poor weather, they can use snow mobiles to get to people who are in desperate need.

NEW BUSINESS:

1. Charter Loss: Cheryl Lowry asked how much was lost as income from Charter. \$50,000 loss which is 20% of our budget. To raise dues the Restrictive Covenant says 50% plus 1 vote can change the Covenant Rules. Several Suggestions were offered to help replace the lost revenue.
2. "Neighborhood Watch": Cheryl Lowry has a face book account that is open to all POA members. It is closed to the public. Several relayed that they like it.
3. Unsightly Lots: a lot on Indian Court has been reported to be rundown, over grown, and trashy. A few others have been identified in similar condition. The lots need to be maintained in a suitable manner.
4. Web Site: Mary Jo Beard apologized sincerely about not updating the Sky Harbor web site on a regular basis. She promised to do better.
5. Voting: John Cameron stood to explain the voting procedure. He stated that the whole board could be re-elected. Alice Bell made a motion that the present board be re-elected. Jimmy Lowry seconded and the motion passed.

A motion was made to adjourn this meeting as there was no more business to discuss. It was 2:07 p.m.

Respectfully submitted,
Mary Jo Beard, Secretary

SKY HARBOR BOARD MINUTES

AUGUST 1, 2015 PM

Bob Hamilton called the meeting to order at 2:40 pm.

NEW BUSINESS:

1. ELECTION: Officers need to be elected first. John Cameron made a motion to retain the same slate of officers as last year. Phil Moss seconded and the motion passed.
2. BONUS: John Cameron made a motion to increase Junior Webb's bonus from \$250 to \$500. Junior Webb does an exemplary job for Sky Harbor. Bob Hamilton seconded and the motion passed unanimously.
3. NEW PLOW: The board has discussed this issue now for 1 year. Junior Webb says the old plow is 15-16 years old and is showing much wear. It will be ordered now before the next meeting of the board.
4. DUES: A discussion about raising dues by 10% was again brought up. That would be \$13.50 for unimproved lots and \$22.50 for homes.
 - This would be a one-time raise. Then it would go back to 4%.
 - The "need" will have to be stressed as to how to spend the extra money. 1. How much will it cost to pave all of Sky Harbor's roads? 2. What percentage would be used for each road? 3. What would be the duration time for the raise? A onetime raise?
 - It will take 50% plus 1 vote of the property owners to approve this issue. The proposal must be mailed, certified, and notarized. OR the proposal can be emailed and used for research on this issue.
 - The board needs more discovery.
5. SKY HARBOR LODGE/CLUB HOUSE: Jeff Lukkarila proposed an evaluation of the Club House of its heat and air efficiency rating. This issue is for discovery to be discussed in the November meeting.
6. MAP: A new map at the information board by the mail boxes is needed. The current one is quite faded and cannot be read. It needs to be taken down. Then fix it or get a new one.

There was nothing else to discuss so Bob Hamilton adjourned the meeting at 3:35 pm.

Respectfully submitted,
Mary Jo Beard, Secretary