

**BOARD MEETING MINUTES OF SKY HARBOR
MARCH 5, 2016**

At the Board Meeting of November 2015, the minutes were taken by another board member for me. I was unable to attend the meeting as I had a car accident on the way to the meeting. I'm just fine, but had to go home that day. I nor Bob Hamilton have received the notes that were taken, so there are none to be posted to the web site. I'm very sorry.

Bob Hamilton opened the March 5 meeting at 9:59 a.m. at the Best Western Motel in Pigeon Forge. (We are meeting here for \$50 rather than the Club House which is rented for much more.) There were 10 members plus John Cameron by phone, 2 guests, and one guest speaker, Greg Pratt, present at this meeting. Bob introduced Greg Pratt as the attorney who is trying to retrieve the back dues owed to the POA. Mr. Pratt explained the three phases of his plan from letters to foreclosure. He has made a great effort to be respectful, honest, and courteous in contacting the people owing Sky Harbor back dues. He is very accommodating in making arrangements for payment. At this time, phase one is almost complete. More than \$50,000 has been collected at this time. He answered many questions from board members. An important question was "Can a motion passed at one meeting be overturned in a future meeting?" Mr. Pratt's answer was, "Yes, if a majority of the members present at that future meeting agree. This is according to Roberts' Rules." Mr. Pratt then excused himself from the meeting.

At 10:22am, Bob Hamilton called the business portion of the meeting to order.

Secretary's Report: Mary Jo Beard passed out copies of the 2 board meetings of August 2015. There were no written minutes for the November 2015 meeting. The board members orally reconstructed the business from November and made corrections. The highlights were:

1. An 8 to 4 vote to rescind the motion to stay with Fortner Smalley, PLLC until August 2016.
2. A five member committee was to do discovery on the Cody Farmer Management firm. Junior Webb knew Mr. Farmer and knows him not to be reliable.
3. Members were asked to check other management firms. These became the "spoken minutes." The board member who took written notes was absent in March. Bob Hamilton made a motion to accept these "spoken minutes" from November 2015. It was seconded and passed unanimously.

Treasurer's Report: Jim Hale reviewed the Fortner Smalley report on finances, the estimated budget till July 31, 2016 and the report from Bear Camp Cabin Rentals. A discussion ensued. Questions were is Bear Camp Rentals the best for Sky Harbor? Why do we get summary reports vs. itemized/detailed lists of expenses? Should we get bids from rental companies for the club house like we do on road work? The issue was tabled till next meeting to consider actions. Ken Adams made a motion to accept the treasurer's report. Junior Webb seconded and the motion passed.

NEW BUSINESS:

1. Junior Webb reported Piney Road needs improvement. Junior is going to check the roads, to measure--projecting the cost, and to list the roads in priority of need for the next meeting. Work has to wait till the weather settles down.
2. Board members who can sign checks for Sky Harbor of \$600.00 or less are John Cameron, Jim Hale, Ken Adams, and Marion Kincheloe. A motion was made to add Bob Hamilton to the list. The motion passed.
3. Jeff Lukkarrila gave a back dues collection summary. He and Jim Hale suggest that in August 2016 collections should be "tweaked" from being over/under \$500 owed. This is when the POA yearly dues should be sent to Fortner Smalley. The past dues are not listed on the notices for the yearly dues. Another question came up as to when to settle with the attorney on the collections received—monthly or quarterly? John Cameron made a motion for monthly settlement. The motion passed.
4. The accounting firms were discussed. Issues highlighted were: Fortner Smalley has "dropped the ball" on many issues, billing and IRS taxes have been inconsistent, and the cost is \$18,000 a year. Jeff Lukkarrila suggested Greg Pratt, the attorney for \$10,000 a year. Mary Jo Beard agreed and suggested that we consolidate our business for simplicity. Jeff made a motion to drop Fortner Smalley and use Greg Pratt. Marion Kincheloe amended the motion by adding "with the terms/conditions approved in writing by the board within a two week time frame." Mary Jo Beard seconded the motion. The motion carried by a 7 for and 4 against vote.
5. We have had only 2 fires in the history of Sky Harbor. The Pigeon Forge Volunteer Fire Department has been of valuable service to us. The Fire Department would appreciate any donation anyone would care to make to them.
6. Raising dues by 4% needs to be justified as back dues are being collected now. The two monies can be used as a reserve, as a buffer for unexpected problems that may come, or added into the budget if needed. Jeff Lukkarrila suggested that extra cents on the bills be rounded off. Junior Webb made a motion to raise dues by 4% and round it down. Jim Hale seconded and the motion passed.
7. Garbage along the roads is still a problem. It is mostly from the cleaning trucks used by the rental companies.

Bob Hamilton asked if there was any more issues to discuss. As there was none, he adjourned the meeting at 12:31pm.

Sincerely submitted,
Mary Jo Beard