



POA BOARD
CANDIDATES
FORUM

Hosted by



HOMEOWNERS ASSOCIATION
OF TELLICO VILLAGE, INC





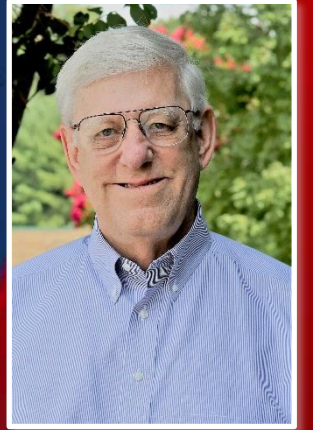
Rick Blough

Incumbent



What I Stand For

- **Responsible Fiscal Management**
 - **Transparency In Operations & Decision Making**
 - **Enhanced Communications With Members**
 - **Planning For Affordable Growth**
 - **Long Range Strategy Development**



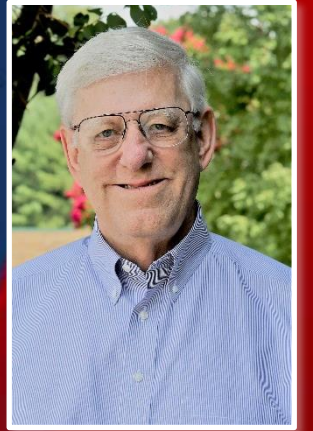
**Rick
Blough**

Why I Am Running for Re-Election to the POA Board

Each of us came to Tellico Village for a variety of reasons: the Lake, top notch golf, first class amenities, a myriad of activities that all bind together to create a vibrant social fabric that is the Tellico Village “Brand”.

It is the job of the POA Board to protect that Brand and our property values by responsible fiscal management, formulation of strategic plans based on rigorous needs and competitive analysis and development of objectives that promote one Tellico Village for the benefit of all its members.

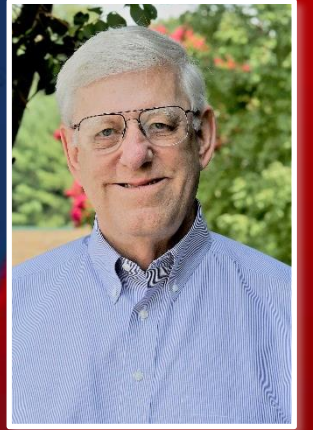
As a Board member, these principles drive my actions.



**Rick
Blough**

Rick Blough in Tellico Village

- ✓ Property Owner since 1997. Resident since 2008.
- ✓ New Villagers Board – 2010
- ✓ HOA Board as New Villagers Liaison – 2010
- ✓ HOA VP, Programs – 2011
- ✓ HOA President – 2012
- ✓ HOA Past President – 2013
- ✓ HOA Secretary – 2014-2015
- ✓ TV Volunteer Fire Department Board – 2012 & 2020
- ✓ Long Range Planning Advisory Committee Secretary – 2017
- ✓ TVPOA Board – 2018 to Present (current President)



**Rick
Blough**

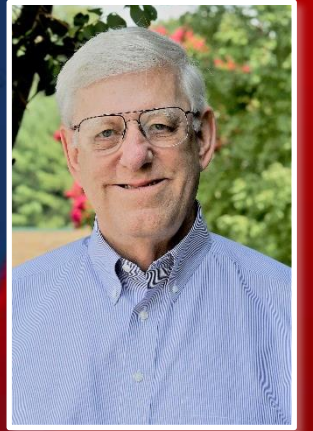
Rick's Education & Qualifications

Education

- BSIM – Human Resources/Finance
- MBA – Management Finance
- JD – Labor & Tax Law
- Harvard Program on Negotiations Graduate

Qualifications

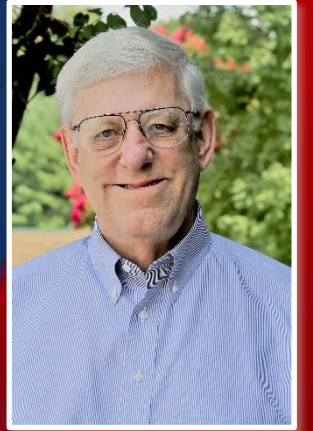
- 30+ year career in the Auto Industry and Private Equity specializing in turnaround management
- 20+ years in management/senior executive positions
- Experiences ranging from machinery design, purchasing and systems analysis to legal affairs, M&A, human resources & labor relations and government & public relations
- Adjunct Professor – Human Resources & Compensation (SUNY)
- Founding Board Member of The Center for Team Development
- Licensed Attorney
- U.S. Army 1967-1970



**Rick
Blough**

As a Member of POA Board, My Emphasis Has Been:

- Responsible financial management emphasizing strategic planning, sensible budgets, the accumulation of reserves and a conservative approach to debt by expanding POA budget planning to an eleven year cycle from its former six years.
- Board transparency and wider community involvement by the introduction of live-streaming technology and robust communications strategies.
- Enhancing communications by development of a cohesive POA Communications Policy.
- Engaging in studies to set direction for future infrastructure/amenities planning and development.
- Negotiating a new long term water services agreement with LUB.
- Development of a new Long Range Strategic Plan for the next thirty years.

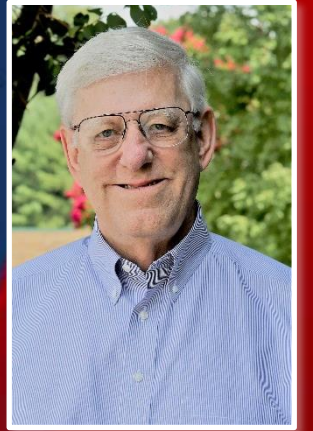


**Rick
Blough**

As a Member of POA Board, My Emphasis Has Been:

Continued...

- Maintaining and improving our facilities based on need (e.g., the Toqua and Kahite projects).
- Exploring alternative ways to fund our development such as private funding and my work on development of the Timeless Tellico Foundation Charter.
- Supporting alternative downsizing housing options such as the 5-Star, Cheeyo and Grove developments allowing Villagers the opportunity to stay in the Village as they age.
- Organization and succession planning to prepare Tellico Village for its future.
- Development of an updated Residential Construction Handbook to clearly address enforcement, drainage and environmental issues.
- Sound management of the Village's legal affairs.
- Support of POA marketing efforts to enhance property values, return POA inventory lots to paying status and promote the Tellico Village "Brand" which is a key to our future growth.



**Rick
Blough**



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