

January 9, 2025 - POA Town Hall Meeting Notes

POA new Board President - John Orr

1. Town Hall meeting will now be scheduled prior to monthly Board Mtg.
 - a. Allows for more discussion and feedback by community on agenda items
 - b. Board meetings will now be conducted as pure business meetings.
 - c. Board meetings still open to property owners; Q&A restricted to agenda related topics only.
2. Business Plans
 - a. Tellico Village is a \$44M corporation, which is considered a mid-size corporation in the U.S.
 - b. Upon hire, the Board directed the new CEO (Chet Pillsbury) to change the culture of the POA.
 - c. Some progress has been made toward this goal.
 - i. Much better business and financial acumen among all managers.
 - ii. Now, department heads are required to develop a full business plan, including a full SWAT analysis and strategic plan before developing their budgets.
 - iii. All business plans have been posted on-line for community review.
3. Realtor Meeting
 - a. Local realtors provided feedback as to why prospective buyers do not buy in TV.
 - i. Amenities look dated; lack resort like feel which newer master plan communities have.
 - ii. Buyers felt there were a lot of unhappy people in the community. A sentiment echoed by the realtors as well.
4. Communications
 - a. Word of caution expressed about what residents are posting on-line for the world to see.
 - b. Greatly improvement over these past few years; but more can still be done.
 - c. Newly formed IT Advisory Committee is being tasked with the following:
 - i. Record advisory committee meetings and post them internally.
 - ii. Make recordings of POA meetings internal to TV Community only

Tanasi Update - Scott McCrae, Project Manager

1. Groundbreaking occurred December 2, 2024.
2. Marble entrance sign will be stored and replaced once project completed.
3. Entrance will be widened; necessitating removal of trees located at the entrance.
4. Cart path to be permanently relocated to follow along the water and will also be used for Marina access.

5. Visual aesthetics to nearby homes to be considered with future landscaping and lighting fixtures.
6. Project is on schedule and on budget

Tellico Action Plan (TAP) Update - Scott McCrae, Project Manager

1. Jacobs Engineering Group (JEG) has been working with the POA since 2020.
 - a. Both capacity and flow issues in both water and sewer systems identified.
 - b. Recent community concerns on wastewater storage tank prompted Board to place that portion of plan on hold.
 - c. JEG to return by end of January with potential alternatives and related costs to wastewater storage tank.
 - d. Another engineering firm has been identified for possible second opinion if needed.
2. Intrusion and Infiltration (I&I)
 - a. Dept of Public Works (PW) continues to investigate I&I.
 - i. Installed 45 extensions on tank lids which were found to be underwater.
 - ii. a pilot study has been designed to identify tanks with I&I and monitor effectiveness of remediation.
 - iii. Locations to install meters to monitor I&I are being identified.
 1. Residents can contact PW to volunteer to have a monitor placed on their system.
 - b. All future tank installments will have a newer tank system called E1 tank which is expected to reduce future I&I.

Reserve Fund Fee - Chet Pillsbury, CEO

1. Reserve Funding Fee (AKA: Buy-in Fee; Transfer Fee) is a “proactive measure designed to ensure the long-term financial resilience of the community”.
2. Fees go directly into Reserve Fund Account.
3. Will not be used for daily operations.
4. TV By-Laws requires 2/3 of **ALL** property owners to approve a change to by-laws; not just 2/3 of those voting, but 2/3 of **ALL** property owners.
5. Votes must be individually notarized for submission.
6. Board chose legislative alternative to by-law changes.
7. New verbiage to proposed legislation will require a yearly approval by the Board to continue implementation of fee.