

# January 15, 2025 POA Board Meeting Notes

## Presidents Opening Remarks

1. New order of business for future board meetings.
  - a. Open comments will occur for the first 30 mins of the board meetings.
  - b. Time limit of 3 minutes for each speaker.
2. The Board made the decision that IF a holding tank is absolutely needed, it will NOT be placed at the originally proposed location; a new location will be found and included in the plan. Moving the tank will require additional costs; however, the project team and contractor will work hard to minimize the expense.
3. Announcement of new and returning 2025 Advisory Committee Members
  - a. ACC: Maureen Beyel, Richard Korinek
  - b. Communications: Steve Trudnak, George Curran, Denis Olsen
  - c. Food Service: Tom Lee, Mike Wolf
  - d. Finance: Gordon Young, Donald MacLeod, Don Bryan
  - e. Golf: Julie Langlas, Gary Norgren
  - f. Highway: Greg Ready

## Continuous Improvement; Mike Harrington FAC Committee

1. Announcement that \$956K Savings by the POA Departments using Continuous Improvement was achieved for 2024

## Tellico Village Volunteer Fire Department: Jerry Dougherty, Chief VFD

1. Celebrating their 25<sup>th</sup> year as a 501c organization
2. Total call volume for 2024 was 1631, (1320 medical, 311 fire)
3. TVFD membership for 2024 was 34-39 active members
4. Grant money provided to TVFD provided for the purchase of additional equipment to include 2 new motor vehicles and a boat.
5. TVFD has a website; Tellicofd.org; which includes up to date weather information from the National Weather Service and a Link to Loudon County Emergency Communications [www.loudontn911.gov](http://www.loudontn911.gov).
  - a. Loudon County Emergency Communication. (LCEC)
    - i. LCEC has a service which allows residents to voluntarily provide pertinent information specific to their home and occupants in case of an emergency.
    - ii. information provided by you on the form is provided from the 911 operator when requested by the first responders.
    - iii. Information will not be broadcasted over the radio but by landline only.

- iv. Example of information you can provide on the form includes disabled persons living in home, specific codes for entrance to home, if necessary, etc.
- v. Residents wishing to use this service can access the form through the TVFD website link to LCEC.
- b. Chota Rec Center has new sprinkler system.
- c. KNOX Box System has been installed in all POA facilities.
  - i. System provides TVFD emergency access into POA buildings
- d. MAY 3<sup>rd</sup> TVFD Open House

### Reserve Funding Bill: John Orr

1. Feedback provided through emails to POA and Lowell Russell has been 4:1 positive to continue with legislation for Reserve Funding Bill.
2. Approved by the Board
3. Comments from attendees:
  - a. Primarily negative;
    - i. mostly don't want the government involved in our business
    - ii. doubt the POA Board will ever relinquish collecting the fee
  - b. Desire to proceed with obtaining signature votes from residents to change C&Rs

### CEO Report: Chet Pillsbury, CEO

1. Reserve study will be done by same company which conducted the last reserve study.
  - a. It usually takes 90 days from start to finish after getting on their schedule.
2. Golf: 114K rounds of golf last year; down from the previous year.
3. Demographics for golf: 84 % members 16% guests.
4. Public Works will be putting fire suppression into the POA administration building which is the last POA building requiring fire suppression.
5. Hiring freeze except for Food Service
  - a. Evaluation of each position for need

### Tanasi Rebuild: Scott McCrea, Program Manager

1. Same presentation as presented in Town Hall with the following additions:
  - a. Demo around 9<sup>th</sup> hole starting
  - b. Putting green removed and soil saved for re-use

### TAP: Scott McCrea, Program Manager

1. Same presentation as presented in Town Hall Meeting with emphasis on:
  - a. Wastewater storage tank being reconsidered
  - b. I&I can only occur at individual homes because we are a closed pressurized system.
  - c. A pilot study has been designed to identify tanks with RDI&I.

- d. Looking for volunteers to participate in pilot study. Contact Scott MacRae.
- e. Looking for any and all other possible solutions to wastewater storage tank.

## Finance Report

1. Audit to be conducted 1<sup>st</sup> quarter of this year beginning in March.

## Maintenance Department: by Matt Benoit

1. Capital Expenditure
  - a. Grapple/Brush Truck needed to replace one of the trucks which had to be retired.
  - b. Requesting 2 Leaf vacuums
  - c. Wave attenuator for Tanasi
  - d. All capital requests approved by the Board
2. Meters for I&I by Matt Benoit
  - a. A wastewater meter has been identified for purchase to use to identify contributors of I&I
  - b. Board approved purchase of meters

## Liaison Reports

1. Golf
  - a. Will McClure achieved Certified Golf Course Superintendent designation from GCSA, a rare and difficult achievement. He is now 1 of only 13 in the State of TN.
  - b. Casey Flannagan won the PGA Monterey Bay Classic Golf Tournament.

## Resident Comments

1. A proposal was made that each Board member be assigned a development to meet with on a monthly basis to improve communications between the Board and the residents.
2. A Chaplin to be designated to the Board

## Compensation Committee

1. Board approved amendments to the Compensation Committee Charter to allow for 3 members. Board approved motion.

These notes have been created by Tellico Village resident, Debbie Haliscak, for the benefit of our HOA members.