

POA Board Meeting February 19, 2025

Board President Remarks – John Orr

1. Interim POA Manager
 - a. John recognized Matt Benoit for the improvements he has made with the Public Works department since joining the team in 2022. His contributions to the organization were associated with over \$600K in cost reductions due to changes he has made within the department.
 - b. Matt will assume responsibilities associated with vacant POA leadership position while the Board assesses the leadership needs. Matt will maintain his current responsibilities as Director of Public Works.
2. Thank you to all POA staff
3. Incident at Chota Rec Center which resulted its closure was an accident which resulted in a car protruding into the building.
4. Future Board meetings will be conducted more as a business meeting, which was the original design.
 - a. Open forum for 30 minutes at the beginning of the meeting.
 - b. Board Meeting must conclude at 4:30.
 - c. Town Hall meetings will be for more open forum for public comments and questions.
 - d. Each guest speaker will be limited to 3-minutes to comply with open forum policy which was developed back in 2005.

Open Forum

1. Thank you to Fire Department and volunteers throughout the village.
2. A resident experienced a failure of the “Shark Bite”, a piece within the water system between the street and house. Its failure resulted in allowing 477K gallons of water to flow freely before the resident identified and corrected the problem resulting in a \$10K water bill.
 - a. Would like other residents to be aware of the potential of this happening.
 - i. Watch for unexpected water flow on property or soggy ground.
 - b. POA did reduce the cost of the bill significantly.
 - c. Would like POA to explore a system to identify excessive water usage by a household indicating a possible leak before receiving an exorbitant bill.
 - i. **BoD Response:**
 1. **Board commented that until all water meters are converted into electronic meters that could be read instantaneously or continuously, there is no IT way to monitor overuse.**

- 2. **The current POA policy for correcting a resident's bill for such issues is the resident will be charged the wholesale water rate for anything in excess of 2K gallons.**
- d. Resident expressed desire for POA to conduct a water audit.
- e. Resident expressed displeasure with a paragraph within the contract for water that each resident must sign.
- f. Resident expressed desire to see the Board put on HOLD the \$80 water bill fee until there is definitive price placed on project.
 - i. **BoD Response:**
 - 1. **BoD indicated that they previously committed to review the fee mid-year; will not discuss suspension at this time. Expect by mid-year to have actual costs associated with project.**

Golf Report

- 1. Golf Superintendents attended annual Tennessee Turf Grass Association Conference.
 - a. Highlights included Pest Management, new diseases, autonomous mower technology.
 - b. Looking to collaborate with local high schools for summer help and mentorship.
 - c. Reviewed winter in-door projects being completed by golf ground workers.
 - d. Thank you to TV Woodworkers Club for making over 180 new tee markers for Tanasi.
 - e. Aerification Season starts March 3rd. Each course will be closed for 4 days as scheduled.
 - i. Toqua March 3rd – 6th
 - ii. Tanasi March 10th – 13th
 - iii. Kahite March 17th – 20th.
 - f. New Course Ratings, Slope Rating Changes
 - i. This project will make TV one of the largest communities in the southeast to adopt this rating done by Gary Don; a 31-year career Golf Course raider.
 - 1. *For more specific information about Course Rating changes; watch the YouTube video of Board Meeting or consult one of the Golf Pro's.*

Long Range Planning Committee Report – Phil Brenner, Chairperson

- 1. LRPAC 2024 Goals reviewed
- 2. Utilization Studies

- a. Parking
 - i. Reviewed and studied last year.
 - ii. Data collection currently being conducted.
 - iii. Car counters for parking lots collecting data.
- b. Marinas
 - i. Data collection has begun on docks and waiting lists
- c. Benchmarking
 - i. Collected and reported last year.
- d. Parks and Recreation
 - i. Utilization study results presented; *see Video for more details*

Tanasi Rebuild Report – Scott Macrae, Program Manager

1. Weather has caused some delay in time schedule; expected to catch up with better weather coming soon.
2. Cart path completed from behind Pro Shop to starter shack.
3. Materials excavated from site being stored at Maintenance property and will be used throughout the building process and landscaping.
4. Upcoming limited access to marina; more information to follow as time approaches.
5. Working with Fire Marshall on fire suppression and fire hydrant needs for future building.
6. Expected March/April 2026 for opening.

TAP Update – Scott Macrae, Program Manager

1. Continue to work with Jacobs Engineering.
 - a. If RDI can be reduced to an acceptable level, a wastewater storage tank may not be needed. The team is currently evaluating numerous sites within Kahite.
 - b. Replacement of Main Pump Station is more cost effective than renovation.
 - i. Replacement of our pump stations is one of the 2 Grants provided by Loudon County as part of the American Rescue Plan. The other grant was for the wastewater storage tank.
 1. Grants are based upon capital improvements which does not include upgrades.
 2. Work must be completed by September 2026 in order to receive grant money.
 3. Can apply to redirect grant money from holding tank to pump station or other projects which is being explored.
 - c. Upgrade other key pump stations.
 - d. Study to access usefulness of 5” collar extensions on tanks to reduce INI still being assessed.

- i. Tank inspections continue.
 - 1. No down drains linked to tanks.
 - 2. Root intrusion into tank from near-by tree for 2 houses. Repair by PW takes 7-8 hours of work.
- e. Recommend the BoD approve funding (\$78K) for preliminary design study and basis of design report for the Kahite Main Pump Station.
 - i. BoD Response:**
 - 1. BoD approved \$78K but not specifically for Jacobs Engineering. Mike Lackey felt he could get another Engineering firm to come and review and submit a proposal for Engineering plan.**

Financial Report – Judy Bedford, CFO

For financial report; view video of Board Meeting or review on POA website.

Capital Requests

- 1. All 12 funding requests; 7 from PW and 5 from golf; totaling \$676K were approved.

Summary Report Submitted by:
Debbie Haliscak

Edited by:
Linda Garza