



Board of Directors

www.EnglishMountainPOA.com

Saturday, July 14th 2024 / 11:00 AM

July 2024 Annual Member's Meeting Minutes

Location: English Mountain Volunteer Fire Department
1564 Wilhite Creek Rd. Sevierville, TN 37876



Margie Brown

Welcome Call to Order – 11:00am

Roll Call / Quorum Established

- Heather Fromm (President / Firewise Chair) – Present
- David Leonard (Treasurer) – Present
- Ronald Cooley (Architect Chair / VP) – Present
- Ronnie Justice (Roads Co-Chair) – Present
- Lonnie Harris – Present
- Robert George – Present
- Shaun Collins (Roads Co-Chair) – Present
- Margie Brown (Secretary) – Present
- Gene Ratelle – Absent

Quorum Established – Yes

Recess for Vote Tally – 11:08am (H Fromm)

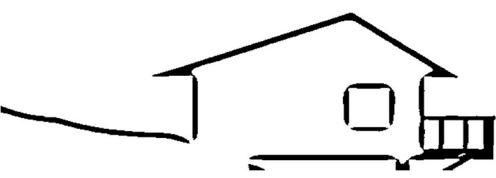
Proposed changes to Protective Covenants – Rejected

All members may vote

Ayes: 52

Nays: 41

Abstentions: 1,277 (count as Nay)



Board of Directors

Proposed Changes to Bylaws – Passed

Only members in good standing may vote

Ayes: 60

Nays: 25

Abstentions: 1,290 (count as Abstention)

Board Seat Election Results:

Only members in good standing may vote

Margie Brown: 53

Charles England: 44

Randy Nininger: 50

Gioconda Steive: 27

Fiona Vaughan: 37

Recess called (H Fromm) for Officer Selection – 12:36pm

2024-2025 Board Officers Selected:

President - Heather Fromm

Vice President – Ronald Cooley

Secretary – Margie Brown

Treasurer – David Leonard

Architect Chair – Ronald Cooley

Legal Chair – Heather Fromm

Roads Chair – Shaun Collins

Firewise Chair – Heather Fromm

Approval of Minutes from Previous Meeting

Motion: S Collins

Second: C England

Ayes: 9

Nays: 0

Abstentions: 0

Approval of Financial Committee Report

Motion: S Collins

Second: R George

Ayes: 9

Nays: 0

Abstentions: 0



Board of Directors

Treasurer's Report

Main Checking: \$2,260.06

Emergency Savings: \$9,916.37

Escrow: \$62,437.75

Firewise: \$78.63

All Account data was from 06/03/2024

Approval of Roads Committee Report

Motion: S Collins

Second: R George

Ayes: 9

Nays: 0

Abstentions: 0

Roads Commissioner Report

We closed Yellowwood due to a large cave in the middle of the road. Signs have been placed in the road to alert drivers. Working with Firewise, we almost have all the named road signs & equipment to mount them. I have looked at roads and will begin to work on roads when funds become available. I would like to thank Ronnie Justice for his work as the Co-Chair. Ronnie has decided to resign his position as Co-Chair.

Approval of Legal Committee Report

Motion: S Collins

Second: R George

Ayes: 9

Nays: 0

Abstentions: 0

Legal Committee Report

Ms. Swedersky case: General Sessions Court Clerk has informed us that the new Judge is not going to be holding court on July 29th as previously scheduled. They have reset the trial for September 30th at 9am.



Board of Directors

Approval of Architectural Committee Report

Motion: S Collins
Second: R George
Ayes: 9
Nays: 0
Abstentions: 0

Architectural Report

The Architect Committee received from Bob Hornsby an Improvement Request for lots LCTP-129, LCTP-131 and LCTP-133 on Wilhite Creek Rd. He also turned in a variance request to combine the lots into 2 lots in order to have enough room for 2 mobile homes after completion.

He further submitted 6 photos showing a 2022 mobile home with the required small deck for the front and back entrance. He will be putting block around the bottom of the mobile home.

As he has completed all necessary paperwork and the mobile home looking to be in good condition the Architect Committee granted his requests.

After speaking with one lot owner on Sourwood Honey a while back reference to living in a tent on several passes it appears the owner has moved the tent.

After speaking to a owner reference to living in a camper on Wilhite Creek Rd it appears as if the owner has moved the camper and terminated the electrical hookup.

Board Secretary

Approval of Secretary's Report

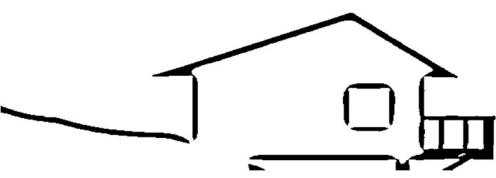
Motion: S Collins
Second: R George
Ayes: 9
Nays: 0
Abstentions: 0

Secretary's Report

This last month has been very busy as we formed the Election Committee, and the Tech Committee. We are proud to report that we have had 42 people sign up for the paperless discount & 88 people signed up for the forum. If you need help with Tech issues please get in touch with Charles England or Louie Fromm they are always ready to lend a helping hand.

Approval of Fire-Wise Report

Motion: S Collins
Second: R George



Board of Directors

Ayes: 9
Nays: 0
Abstentions: 0

FireWise Report

We received the \$10,000.00 Grant from the ARD&C. We purchase more road signs and only have 30 left for next year. We also purchased equipment & and educational materials. We have plans to attend the county wide Fire Adaptive Communities Day on August 1, 2024. This is a day where the communities have education for adults and events like an educational scavenger hunt for children; & finally we will also be celebrating the 80th Birthday Party for Smoky Bear. We are in the process of looking for door prizes for this event, if you would like to donate, please get in touch with Leslie Cooley. I would also like to remind everyone the English Mountain Volunteer Fire Department is always accepting Volunteers & Donations.

Approval of Budget

Motion: S Collins
Second: R George
Ayes: 9
Nays: 0
Abstentions: 0

EMPOA Income Per Street 2024-2025

Road Names	Invoiced	Delinquent	Gross	Unallocated
Aintree Dr	\$4,175.00	62%	\$1,600.00	\$752.17
Alpine Dr	\$30,450.00	77%	\$7,100.00	\$3,337.77
Aspen Ct	\$1,400.00	89%	\$150.00	\$70.52
Azalea Trail	\$5,350.00	79%	\$1,150.00	\$540.62
Balsam St	\$1,500.00	90%	\$150.00	\$70.52
Basswood Ct	\$1,750.00	91%	\$150.00	\$70.52
Beech Ct	\$1,400.00	93%	\$100.00	\$47.01
Beechwood Ln	\$7,000.00	84%	\$1,100.00	\$517.12
Black Oak Dr	\$9,425.00	80%	\$1,900.00	\$893.21
Black Oak Pl	\$450.00	89%	\$50.00	\$23.51
Box Elm St	\$275.00	0%	\$275.00	\$129.28
Boxelder St	\$1,650.00	73%	\$450.00	\$211.55
Buckeye Rd	\$5,450.00	78%	\$1,200.00	\$564.13
Butternut Ln	\$3,350.00	84%	\$550.00	\$228.56



English Mountain
Property Owner's Association



Board of Directors

Buttonwood Dr	\$4,500.00	92%	\$350.00	\$164.54
Catalpa Ct	\$900.00	72%	\$250.00	\$117.53
Catbird Ct	\$250.00	0%	\$250.00	\$117.53
Cherokee Ct	\$600.00	67%	\$200.00	\$94.02
Chestnut Ridge Ct	\$2,300.00	96%	\$100.00	\$47.01
Clingmans View	\$4,400.00	91%	\$400.00	\$188.04
Cove Rd	\$800.00	88%	\$100.00	\$47.01
Dead Elm St	\$300.00	67%	\$100.00	\$47.01
Dogwood St	\$2,700.00	63%	\$1,000.00	\$470.11
Dogwood Ct	\$450.00	89%	\$50.00	\$23.51
Eagle Point	\$3,200.00	56%	\$1,400.00	\$658.15
Elderberry Dr	\$4,600.00	93%	\$300.00	\$141.03
Elm Ct	\$650.00	100%	\$0.00	\$0.00
Elm Ln	\$600.00	83%	\$100.00	\$47.01
Elm Pl	\$900.00	83%	\$150.00	\$70.52
Fir Ct	\$850.00	82%	\$150.00	\$70.52
Glasgow St	\$6,150.00	99%	\$50.00	\$23.51
Green Bay Dr	\$2,375.00	93%	\$175.00	\$82.27
Green Meadow St	\$2,400.00	73%	\$650.00	\$305.57
Half High St	\$7,995.00	58%	\$3,395.00	\$1,596.02
Hazelnut Ln	\$1,500.00	87%	\$200.00	\$94.02
Hemlock St	\$450.00	44%	\$250.00	\$117.53
Hickory Tree St	\$4,744.00	55%	\$2,144.00	\$1,007.91
Hollyberry Ct	\$550.00	91%	\$50.00	\$23.51
Honeysuckle Ln	\$1,300.00	62%	\$500.00	\$235.05
Huff Ct	\$400.00	100%	\$0.00	\$0.00
John Sevier Dr	\$7,450.00	86%	\$1,050.00	\$493.61
Juniper Ct	\$650.00	100%	\$0.00	\$0.00
Lakeside Ct	\$250.00	50%	\$125.00	\$58.76
Laurel Court	\$750.00	8%	\$692.50	\$325.55
Leatherwood Dr	\$9,100.00	75%	\$2,250.00	\$1,057.74
LeConte Dr	\$3,850.00	78%	\$850.00	\$399.59
Lin Creek Dr	\$3,650.00	99%	\$50.00	\$23.51
Lin Creek Rd	\$33,280.00	90%	\$3,260.00	\$1,532.55
Linwood Ct	\$1,850.00	59%	\$750.00	\$352.58
Low Sunset Dr	\$2,850.00	49%	\$1,450.00	\$681.66
Magnolia Ct	\$100.00	100%	\$0.00	\$0.00
Magnolia Pl	\$2,300.00	98%	\$50.00	\$23.51
McKinley St	\$1,050.00	100%	\$0.00	\$0.00
Old Cedar Ln	\$900.00	72%	\$250.00	\$117.53
Old Laurel Ln	\$5,050.00	64%	\$1,800.00	\$846.19



Board of Directors

Paw Paw St	\$8,200.00	88%	\$950.00	\$446.60
Pawnee Ct	\$975.00	77%	\$225.00	\$105.77
Poplar Place	\$1,700.00	88%	\$200.00	\$94.02
Red Maple Ln	\$2,800.00	70%	\$850.00	\$399.59
Rhododendron Dr	\$5,840.00	81%	\$1,100.00	\$517.12
Ridge View Dr	\$4,800.00	83%	\$800.00	\$376.09
Shagbark St	\$5,580.00	81%	\$1,080.00	\$507.72
Shamrock Pl	\$1,450.00	76%	\$350.00	\$161.54
Short Redbud Ln	\$3,500.00	80%	\$700.00	\$329.08
Silverbell Dr	\$17,100.00	87%	\$2,250.00	\$1,057.74
Silverbell Pl	\$1,250.00	92%	\$100.00	\$47.01
Sourwood Honey Ct	\$300.00	33%	\$200.00	\$94.02
Sourwood Honey Dr	\$11,700.00	95%	\$550.00	\$258.56
Spicewood St	\$350.00	14%	\$300.00	\$141.03
Spruce St	\$1,800.00	69%	\$550.00	\$258.56
Swann Saddle	\$5,450.00	65%	\$1,900.00	\$893.21
Big Sycamore Rd	\$11,850.00	79%	\$2,450.00	\$1,151.76
Trailer Park Ln	\$2,250.00	91%	\$200.00	\$94.02
Wexford Way	\$600.00	42%	\$350.00	\$164.54
Wilhite Creek Rd	\$8,600.00	92%	\$700.00	\$329.08
Winter Green Dr	\$1,900.00	42%	\$1,100.00	\$517.12
Woodchuck Dr	\$1,100.00	95%	\$50.00	\$23.51
Yellow Pine Ct	\$375.00	53%	\$175.00	\$82.27
Yellowwood Dr	\$5,900.00	81%	\$1,100.00	\$517.12
Total	\$307,939.00	81%	\$59,046.50	\$27,725.23

General Fund Allocation 44.3% \$26,157.60

Estimated Annual Operating Costs \$26,089.25

Emergency Fund Allocation 15.6% \$5,163.67

Emergency Fund Annual Growth 65.9%



Board of Directors

Operating Cost Itemization

Insurance	\$3,000.00	
Hosting	\$360.00	
CRM Interchange	\$13,608.00	\$0.50 per unit monthly 2268 units
Lease	\$1,600.00	
Mailout	\$3,066.00	
PO Box	\$364.00	
Taxes	\$280.00	
Printing	\$500.00	
Banking	\$11.25	
Legal Retainer	\$3,000.00	
Security	\$300.00	

Total proposed road expenditures for the 2024-2025 year is expected to be \$27,725.23. Roads which are inhabited will be scheduled for repairs first prior to any uninhabited roadwork is performed.

Aintree Group **\$1,633.63**

- Aintree Dr
- Aspen Ct
- Chestnut Ridge Ct
- Hollyberry Ct
- Huff Ct
- Lakeside Ct
- Low Sunset Dr

Azalea Group **\$4,503.66**

- Azalea Trail
- Balsam St
- Beech Ct
- Box Elm St
- Boxelder St
- Buttonwood Dr
- Fir Ct
- Green Meadow St
- Juniper Ct



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Old Cedar Ln
Paw Paw St
Rhododendron Dr
Ridge View Dr
Shagbark St
Short Redbud Ln
Spruce St
Winter Green Dr
Woodchuck Dr

Black Oak Group **\$1,638.90**

Black Oak Dr
Black Oak Pl
Butternut Ln
Dogwood Ct
Dogwood St

Green Bay Group **\$3,429.45**

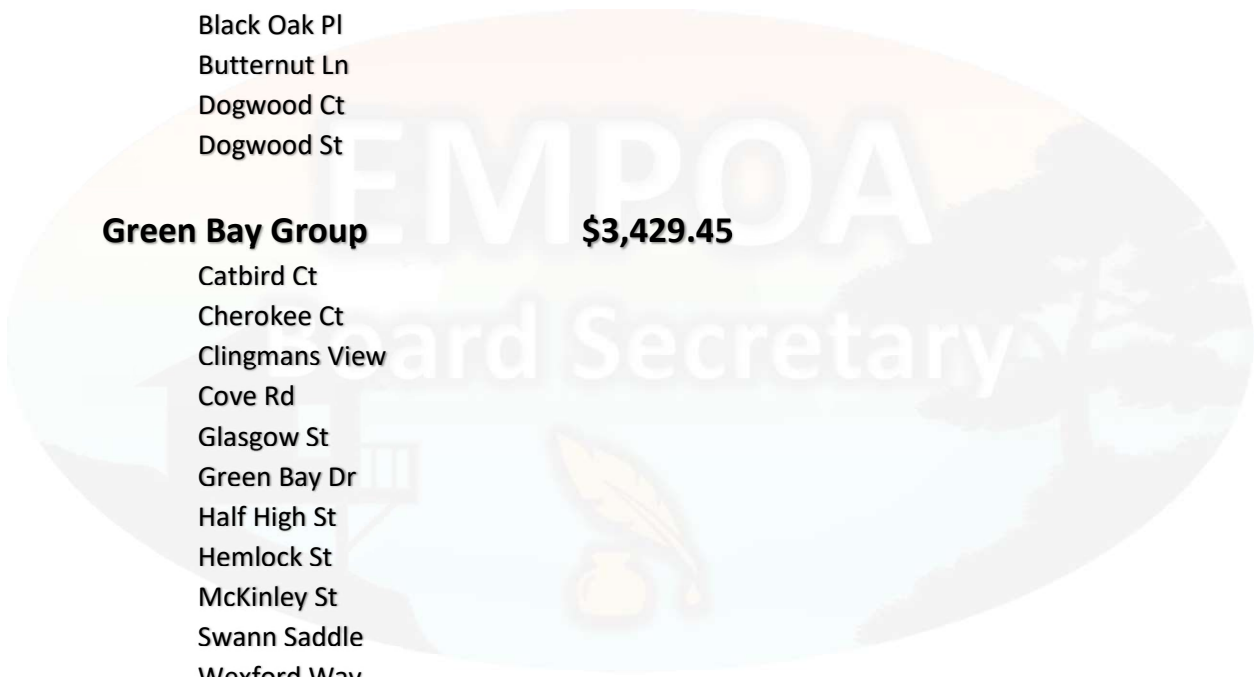
Catbird Ct
Cherokee Ct
Clingmans View
Cove Rd
Glasgow St
Green Bay Dr
Half High St
Hemlock St
McKinley St
Swann Saddle
Wexford Way

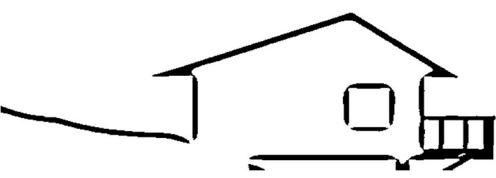
Hickory Group **\$2,242.44**

Eagle Point
Hickory Tree St
Linwood Ct
Spicewood St
Yellow Pine Ct

John Sevier Group **\$1,304.49**

Dead Elm St
Elm Ct





English Mountain

Property Owner's Association



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Elm Ln
Elm Pl
John Sevier Dr
LeConte Dr
Magnolia Ct
Magnolia Pl
Poplar Place

Laurel Group **\$1,665.35**

Laurel Court
Old Laurel Ln
Red Maple Ln
Trailer Park Ln

Lin Creek Group **\$5,363.93**

Basswood Ct
Beechwood Ln
Buckeye Rd
Hazelnut Ln
Leatherwood Dr
Lin Creek Dr
Lin Creek Rd

Silverbell Group **\$1,524.85**

Catalpa Ct
Elderberry Dr
Shamrock Pl
Silverbell Dr
Silverbell Pl

Yellowwood Group **\$1,081.25**

Honeysuckle Ln
Wilhite Creek Rd
Yellowwood Dr





Board of Directors

OLD BUSINESS:

Motion to table the establishment of late fees, financial hardship waivers through the financial committee and set interest rates for past due balances

Motion: S Collins
Second: R George
Ayes: 9
Nays: 0
Abstentions: 0

Motion to remove EMPOA gates as requested by the EMVFD Chief

Motion: L Harris
Second: R Nininger
Ayes: 8
Nays: 0
Abstentions: (1) R Cooley

NEW BUSINESS:

Agenda Requests – 5 minutes will be allotted for members in good standing with agenda requests

- **Ronnie Buckner**

Dogwood is in bad bad shape. And has been for yrs. It got a paper thin layer of gravel maybe 3 yrs ago and it didnt even make to my place. They stopped down at the corner. The gravel from the corner to my house I paid for and spread. I have a motorcycle and its rough. My trucks in the shop now haveing 2k\$ worth of front suspention work done from driving up and down this road every day. Something needs to be done. And the work that 1629 had done at there house and driving skid steer bringing retaining wall blocks and gravel has really made it worse. Please do something with dogwood and dogwood ct.

- **Dan Duerdoth**

When will Silver Bell have a road?

- **Darin and Mary Waldeck**



Board of Directors

Please maintain the road, Red Maple Lane. I understand from neighbors that it is in dire need of maintenance. We own lots 18,19,20,21,5,6 Sec H. Our dues are all paid up to date, and we would like to have our road maintained. Thank you, Darin and Mary Waldeck

- **Kevin Whalen**

The road leading to my property lot 66 is not drivable. When is the association going to complete it? The development can not grow with out the roads.

- **Mack Ellis**

Requesting the removal of all EMPOA gates

- **Bob George**

The need for a phone number for EMPOA. There has been much discussion online about a contact phone number. Some of this is from lot owners that have not been to the Mountain or do not have a computer. There are some inexpensive way that a number could be provided with a phone or number that could be answered by a volunteer that would get the information the caller needed and return the call. This would help anyone interested in the Mountain.

- **David Leonard**

Swann Saddle is getting worse by the day. It was paved a few years ago and has received little care since then. There are pot holes and the sides are being washed away. there is one pot hole that ESCUD caused by tearing up road to fix water leak. At a minimum the potholes need to be repaired!

Clingmans View needs to be scraped and gravel. It is washing away!

Thank you!

- **Edward Pulichene**

Could work be done on Clingmans View? Gravel and/or mowed? Our address is 1038 Clingmans View. Our lots are Q3, 4, 5 and P16,17. We intersect at Green Bay.

Motion to acquire an official EMPOA phone number to be managed by volunteers and newly formed tech committee

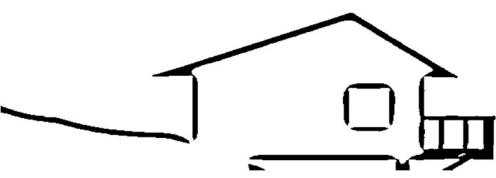
Motion: C England

Second: S Collins

Ayes: 9

Nays: 0

Abstentions: 0



Board of Directors

Motion to establish quarterly EMPOA board meetings with the members' meeting to remain in July moving forward

Motion: R Cooley
Second: D Leonard
Ayes: 9
Nays: 0
Abstentions: 0

Open Forum for Comments - 2 minutes will be allotted for recognized member speakers without agenda requests

RECOGNIZED SPEAKERS

Gioconda Steive – Wanted to inform the board that there was an attorney present to represent “some property owners” but did not identify whom was being represented nor for what purpose. The board acknowledged

Jody Barringer - Requested that budgets be published prior to meetings and was concerned about the cost of proposed amenities // Board advised that budgets must be approved at meetings prior to adopting or publishing and there were currently no amenities existing nor being proposed

Motion to adjourn

Motion: D Leonard
Second: L Harris
Ayes: 9
Nays: 0
Abstentions: 0