



Board of Directors

www.EnglishMountainPOA.com

Sunday, October 13th 2024 / 2:00 PM



Fall Quarterly Board Meeting Agenda

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

Welcome Call to Order

Roll Call / Quorum Established

Approval of Minutes from Previous Meeting

Financial Committee Report

Legal Committee Report

Architectural Committee Report

Secretary's Report

Fire-Wise Report

Roads Committee Report

OLD BUSINESS:

- a) Late Fees / Interest Rates – *Previously Tabled*
- b) Set Criteria and Process for Financial Hardship Waivers – *Previously Tabled*

NEW BUSINESS:

- a) Allocation of surplus balances on existing roads budgets – *S Collins*
- b) Define a standardized authorization process for volunteers to access records, process payment arraignments, take calls and respond to emails – *H Fromm*
- c) Authorization for Fire-Wise Inspections on neighboring properties (outside of EMPOA area) by owners' request – *H Fromm*
- d) Allocation of \$16,740 late dues payment collections since June 1st 2024 to be added to the existing roads budget or to be retained for emergency funds – *C England*
- e) Transition to quarterly budgets for funds allocations – *C England*
- f) Seek the legal process to allow actual vote abstentions to be counted as abstentions instead of automatic "nay" votes moving forward – *C England*
- g) Define new authorization and liability process for utilizing Fire-Wise equipment – *H Fromm*
- h) Purchase of Cul-De-Sac on the South end of Black Oak Drive by Mr. Anthony Lehmann (*see map A*) – *R Cooley*
- i) Purchase of Cul-De-Sac on the West end of Beech Court by Mr. Scott Barber (*see map B*) – *R Cooley*
- j) Land survey of EMPOA Western property lines as defined in the master deed for the purposes of establishing a no trespassing notice to commercial UTV access and facilitating the reclamation of roadways – *S Collins*
- k) Designate a test site for Geo-Cell gravel fill on an existing inclined roadway – *S Collins*

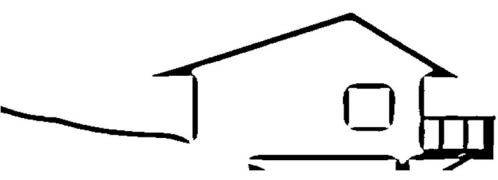


Board of Directors

Agenda Requests – 3 minutes will be allotted for members in good standing with agenda requests

- **Ronnie Buckner**
Good job on the repairs on dogwood. Sorry! But it doesnt go all the way to the cul-de-sac. I asked them how far they were going and if i needed to move anything. The young man on the skidsteer said NO we're stopping here. 40' before you reach my driveway.
- **Bob Jackson**
I wanted to bring a legitimate concern to the attention of the board and see if we can come to a workable solution to a problem that is inevitable.
The gate at the end of Half High was removed recently and that is going to open our newly paved road ,and many of the roads on English Mountain, to an inordinate influx of ATV's, full size pickup trucks, and other all terrain vehicles to once again freely go to the top of the mountain. We have had our home on Half High since 1998 and I have seen this happen before and the consequences it creates. Half High has been destroyed before and paved, patched, and paved again. All because of the influx of outside all terrain vehicles.
Not only do these vehicles destroy our roads, with the large treaded tires, they come during the day, and all hours of the night. Frequently ingress and egress after midnight. They will gather in groups somewhere below Half High, park their vehicles and trailers , and ride to the top. Some will ride from wherever they live on ATV's and continue to the top. They are using our roads and mainly Half High.
When the gate was up, this traffic was cut to near zero. They would ride up, see the gate, and leave. The word got out, and the ATV's stopped. With the gate down now, conversely, the word sadly will get out again, this time saying the mountain is open.
We are aware of the concerns the gate posed, but are asking if we could discuss a compromise and have it reinstalled. This time with a protected weatherproof, accessible, state of the art lock. We feel that with the gate back, we will save our road budget thousands in repairs, and continue the peaceful existence we have on our mountain and the elimination of trespassers who should not be on English Mountain.
Would it be possible for the residents of Half High to meet with the board to discuss this situation we feel will absolutely become a very serious problem. Please let me or Ron Mitchell know if we can schedule a time to meet with you.
Thank you very much for your consideration.
- **Phyllis Jarrett**
Timing for sending out meeting agenda.
- **Fiona Vaughan**
New date for court case Re: camper on Hickory Tree.
Firewise management of home owners properties for clearing fire hazard materials around properties. When are new road signs going to be erected?
Road maintenance of newly opened roads, as well as maintenance of existing roads showing decline. Road Committee Chairman need liase or communicate with property owners when contacted.
Which bank is being used for EMPOA business.? What role does the treasurer have if cheque's are being directly deposited.
All cheque transactions (deposits/withdrawals) should be copied and made available/be included as part of the financial report at each meeting.
Does EMPOA own/pay for the the flarum website? Who will manage it in the event that Louie can't for any reason?
- **Shellene McCarter**
I propose that a committee be formed and maintained which will address the PRESENT & FUTURE NEEDS of the children living in the community. If only a few people could get together who would keep the ball rolling—like building the bus stop shelters, for one thing.

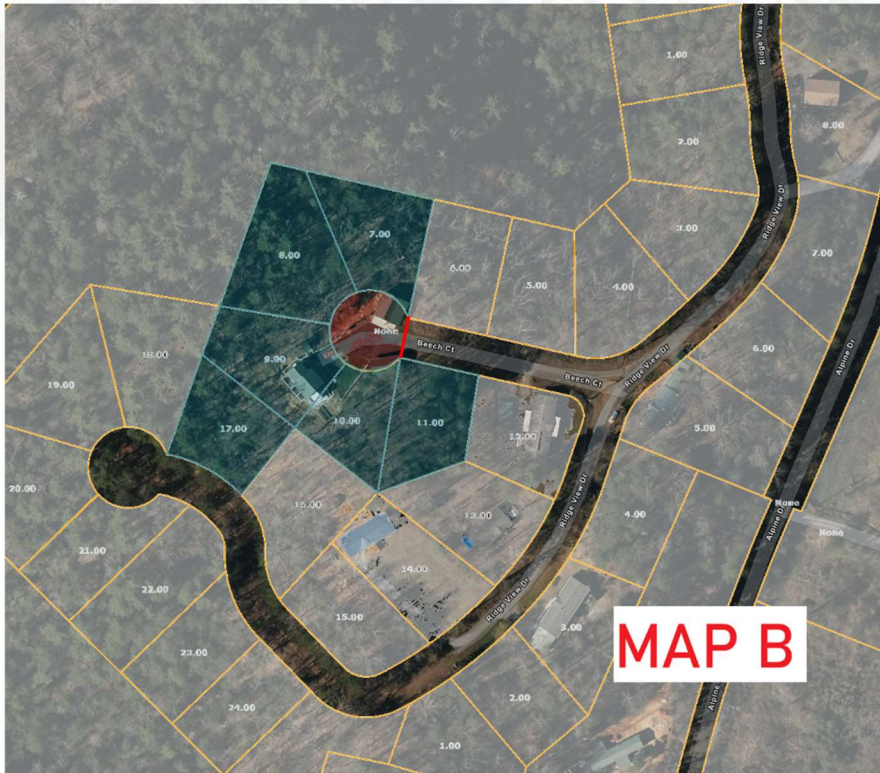
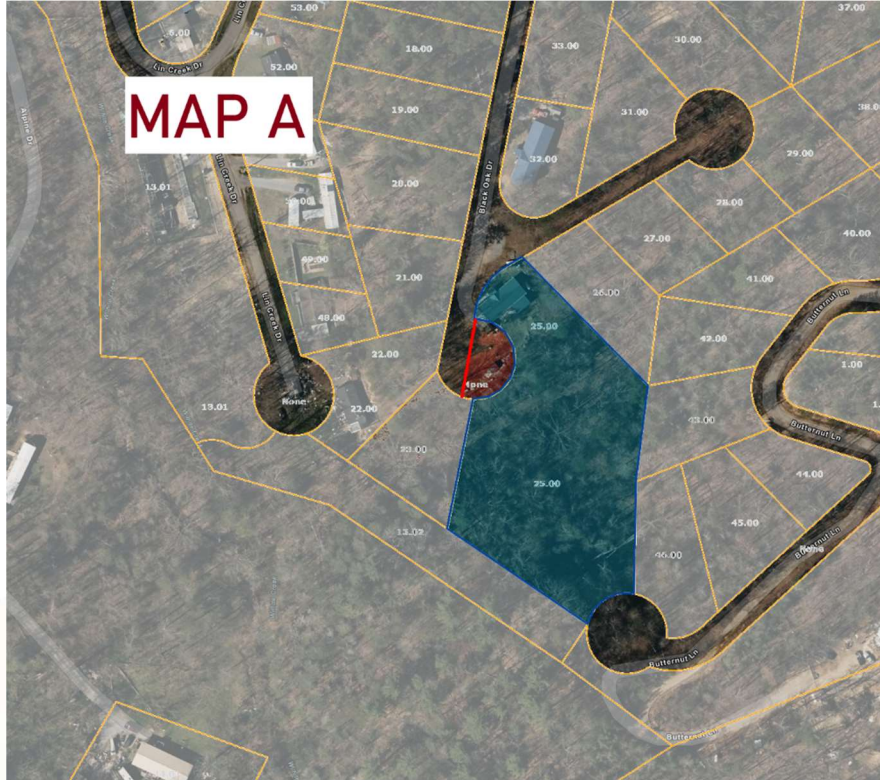
Adjournment



English Mountain Property Owner's Association



Board of Directors





English Mountain Property Owner's Association



Board of Directors

www.EnglishMountainPOA.com

Sunday, October 13th 2024 / 2:00 PM

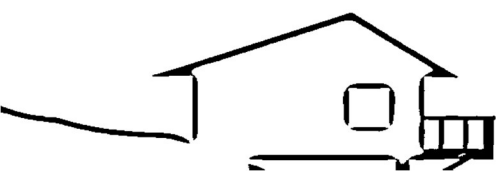
Fall Financial Report



David Leonard

1. Business Account \$25,063.20

July 23, 2024 +26,157.60
July 25, 2024 -52.26 (Skype)
July 29, 2024 -1,134.50 (PayHOA)
July 29, 2024 -1,000.00 (check1276 S&D road work)
Aug 5, 2024 -39.06 (Skype)
Aug 6, 2024 -143.88 (Youmail)
Aug 8, 2024 -282.35 (Home Depo)
Aug 8, 2024 -1,080.00 (check 1278 Tinker, road)
Aug 9, 2024-179.39 (check 1277 Staples)
Aug 12, 2024-2,940.00 (insurance)
Aug 12, 2024-480.00(check 1280 Tinker, road)
Aug 12, 2024-1,450.00 (check 1279 Gravel, road)
Aug 16, 2024-2,200.00 (check1281 Tinker, road)
Aug 16, 2024-316.77 (Academy Sports, cameras)
Aug 26, 2024-2,340.00 (check 1282 Tinker, road)
Aug 28, 2024+26,089.25 (from escrow)
Aug 30,2024-1,133.00 (pay HOA)
Sept 3, 2024 -3,028.26 (check 1284 Tinker, road)
Sept 3, 2024-1,200.00 (check 1283 EMVFD, Rental)
Sept 11, 2024-2,760.00 (check 1285 Tinker, road)
Sept 19, 2024-2,550.00 (check 1286 Tinker, road)
Sept 25, 2024-1,440.00 (check 1287 Tinker, road)
Sept 30, 2024-1,133.50 (pay HOA)
Oct 2,2020-1,202.03 (Blalock's)
Oct 7, 2024-40.00 (L2GTN)
Oct 7, 2024-0.92 (L2GTN)



Board of Directors

2. Emergency Saving Account \$15,080.04

July 23, 2024 +5,163.67

3. Fire Wise Account \$9,881.50

Sept 20, 2024-40.89 (Walmart)

Sept 23, 2024-23.44 (Walmart)

Sept 23, 2024-62.50 (Dominions)

Sept 23, 2024-51.58 (Weigel's, gas)

Sept 23, 2024-40.00 (SMJeep/battery)

4. Escrow Account \$18,862.23

July 17, 2024 +50.00

July 18, 2024 +150.00

July 23, 2024 -31321.27 (move to account 1 & 2)

July 29, 2024 +1,600.00

Aug 2, 2024 +100.00

Aug 5, 2024 +3,000.00

Aug 6, 2024 +250.00

Aug 7, 2024 +150.00

Aug 19, 2024+150.00

Aug 20, 2024+1,000.00

Aug 22, 2024+100.00

Aug 27, 2024+1,125.00

Aug 28, 2024-26,089.25 (move to business)

Aug 28, 2024+150.00

Aug 29, 2024+100.00

Aug 30, 2024+200.00

Sept 3, 2024+100.00

Sept 5, 2024+350.00

Sept 19, 2024+300.00

Sept 23, 2024+100.00

Oct 3, 2024+200.00

Oct 8, 2024+200.00

Oct 9, 2024+1,500.00



English Mountain
Property Owner's Association



Board of Directors

www.EnglishMountainPOA.com

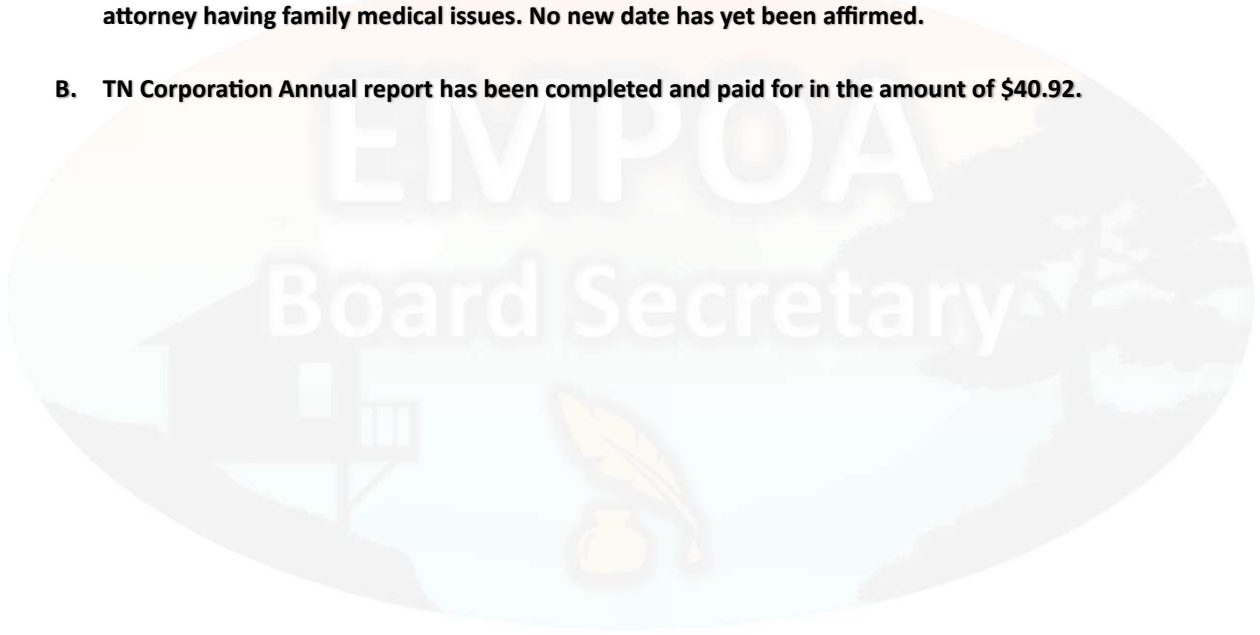
Sunday, October 13th 2024 / 2:00 PM

Fall Legal Committee Report



Heather Fromm

- A. The previously scheduled court date for Ms. Swedersky's case has been changed again due to her attorney having family medical issues. No new date has yet been affirmed.
- B. TN Corporation Annual report has been completed and paid for in the amount of \$40.92.





English Mountain

Property Owner's Association

Board of Directors

www.EnglishMountainPOA.com

Sunday, October 13th 2024 / 2:00 PM

Fall Architectural Committee Report



Ronald Cooley

I have spoken to many people wanting to build or move into the E.M.P.O.A. Some wanted to do things not allowed by our covenants. Most were very understanding.

The home on Alpine Dr. at lots 22-36 & 22-35 was approved prior to building. Ron Mitchell and myself met him numerous times. He has started construction and is following the setbacks. He also has a county permit and been approved by environmental as to the creek behind the home. He was also instructed as to Firewise and material left with him

Ron Cooley

Board Secretary



Board of Directors

www.EnglishMountainPOA.com

Sunday, October 13th 2024 / 2:00 PM

Fall Secretary's Report



Margie Brown

- i. There are currently 2,267 managed properties
- ii. There are currently 1,370 owners
- iii. There are currently 583 owners with registered email addresses
- iv. EMPOA's delinquency rate was at 92% at the end of the previous last calendar year. The delinquency rate was at 82% at the end of the fiscal year on June 1st and as of October 1st it is now at 74%.
- v. 10% of registered owners have enrolled in the paperless discount program
- vi. There are currently 105 active users in the community forum with 7 active moderators
- vii. Participating board members within the official EMPOA community forum have now assumed all the administrative and moderation functions through the Forum Cloud system. Content is available to all registered users while posting is restricted only to verified members in good standing.
- viii. We've reactivated the Facebook account for official posts to link back to the official EMPOA community forum. To eliminate misinformation, all new posts currently require approval.
- ix. The official EMPOA phone number is live and published on the website with 2 tech committee volunteers actively taking and/or returning calls in their free time and a 3rd volunteer currently awaiting authorization.
- x. There is an automated system in place to translate any missed calls to text and forward via email to all board members and authorized volunteers
- xi. Our average turnaround time for support is just under 20 minutes.
- xii. We have standardized the entire property ownership transfer process through the website. Title companies and private buyers are now able to register accounts and verify title searches entirely online. Legal documentation, Architectural requests, Variance requests, protective covenants, bylaws, lot maps, overdue balances and Firewise guidelines are now immediately available upon registration.



English Mountain
Property Owner's Association



Board of Directors

www.EnglishMountainPOA.com

Sunday, October 13th 2024 / 2:00 PM

Fall Firewise Report



Heather Fromm

- On September 21, 2024, we had our first Fall Firewise cleanup day, and 19 people attended.
- \$118.50 was spent on a new battery for the chipper, gasoline, 2-stroke oil, & refreshments.
- Requests for Firewise home inspections are now available on the website.
- Received request for Firewise home inspection from a member in good standing, who is requesting an inspection on the home outside of EMPOA boundary.
- I have added the hours of work to be reported, and the money invested into the NFPA portal. EMPOA is currently in good standing and is recognized as a Firewise Community.
- On October 14, 2024, we have scheduled our 2nd Firewise Day. We plan to work on John Sevier Dr. All are welcome to attend, Gatorade, Hotdogs, & Chips will be provided.
- I would like to give a moment of recognition to Ms. Shellene McCarter for providing us with a \$50 gift card to Food City.



Board of Directors

www.EnglishMountainPOA.com

Sunday, October 13th 2024 / 2:00 PM

Fall Quarterly Roads Report



Shaun Collins

Established an hourly \$120 bided rate for heavy equipment operations which waived fuel costs and relocation fees

Standardized the performance of weekly audits on all established roadways and provided for the constant supervision of authorized roadwork being performed

Established an automated online form and process for requesting road maintenance and repairs from the website

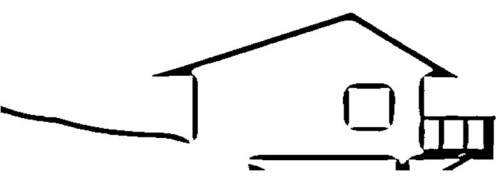
Established compliance and streamlined the process of authorizing new culvert and drainage tile installations with the Sevier County Stormwater Runoff Department for silt control

There are currently 389 lots which were previously inaccessible which now can be accessed via roadway

- 113 on Lin Creek Road
- 76 on John Sevier Drive
- 9 on Chestnut Ridge Court
- 18 on Ridgeview Drive
- 7 on Catalpa Court
- 93 on Silverbell Drive
- 47 on Azalea Trail
- 26 on Yellowwood Drive

Existing roads which have been overhauled and/or repaired

- Dogwood Street w/ gravel
- Dogwood Court w/ gravel
- Ridgeview Drive
- Clingmans View
- Red Maple Drive



Board of Directors

Roads which have been either fully or partially reclaimed

Lin Creek Road - fully reclaimed

John Sevier Drive - fully reclaimed

Ridgeview drive - fully reclaimed

Chestnut Ridge Court - fully reclaimed

Catalpa Court - fully reclaimed

Azalea Trail - fully reclaimed

Silverbell Drive - reclaimed from the intersection of John Sevier Drive to Catalpa Court

Yellowwood Drive - reclaimed from the Wilhite Creek Road intersection to the NE most culvert

Reclamations which are still underway and planned for the 2024 calendar year

Laurel Court

LeConte Drive

Repairs/Overhauls which are still underway and planned for the 2024 calendar year

Hickory Tree Street w/gravel

Green Bay Drive - requires extensive filling material to establish grade prior to any surfacing

Road Group Dependency Budgets

Aintree Group - Starting \$1,633.63 / Ending \$1,333.63

Alpine Fund - Starting \$3,337.77 / Ending \$3,337.77

Azalea Group - Starting \$4,503.66 / Ending \$1,103.66

Black Oak Group - Starting \$1,638.90 / Ending **-\$291.10**

Green Bay Group - Starting \$3,429.45 / Ending \$3,069.45

Hickory Group - Starting \$2,241.95 / Ending \$2,241.95

John Sevier Group - Starting \$1,304.49 / Ending **-\$2,163.77**

Laurel Group - Starting \$1,665.35 / Ending \$1,185.35

Lin Creek Group - Starting \$5,363.93 / Ending **-\$486.07**

Silverbell Group - Starting \$1,524.85 / Ending **-\$695.15**

Yellowwood Group - Starting \$1,081.25 / Ending \$601.25

Total Remaining - Starting \$27,725.23 / Ending \$9,203.97

Remaining Objectives for the Fiscal Year

1. Seek bids to establish a continuous year-round drainage, ditch & culvert maintenance service at a monthly, annual or daily rate.
2. Have the remainder of street sign masts installed