

Foothills Pointe Owners Association
Board of Directors Meeting
January 13th 2025

1. **Call to Order:** The meeting was called to order by President Lyn Sutton at 7:03 pm.
 - 1.1 Attendance: Board Members: President, Lyn Sutton; Vice President; Frank Palm, Director; Runar Gardarsson; Director; Steve Ovrevik
 - 1.2 Community Members: Teresa Kidd, Kathy & Steve Oliver, John Haney, Avie and Melissa Ownby, Michael Melvin, Cheryl Ferrone, Dave Huff, Dewey Anckner, Ed & Debra McGinnis, Dave Maue, Jim Kroemer, Karin Bogusch, Mindy Boehn, Brenda & Steve Boulter, Rochelle Gardarsson, Vincent Fateley.
 - 1.3 Input to Agenda- none
 - 1.4 Adoption of the Agenda: Motion to approve the revised agenda was made by Steve Ovrevik and seconded by Runar Gardarsson. The board approved the revised agenda with a vote of 4-0.

2. **Approval of Minutes**

2.1 November 2024 Board of Directors meeting

Motion to approve the minutes was made by Frank Palm and seconded by Steve Ovrevik.

Motion carried 4-0

3. **Treasurer's Report**

3.1 Treasurer's Report: Melissa Ownby, Treasurer

Operations

Operations

December marked the sixth month of Fiscal Year 2025. Ideally, income, expenses, and reserve transfers should be 50% of the annual budget. Income reached \$125,664, or 56% of the budget, thanks in part to prepaid member maintenance fees. Expenses totaled \$69,332, or 44% of the budget. However, two budget line items continue to raise some concern:

(1) Grounds maintenance and repair at 67%

(2) Pool maintenance and repair at 102%

The transfer to the Reserves was \$32,154 or 48% of the budget. No dock fees have been transferred to Reserves for FY2025. The essential point for operations is that our inflow has exceeded budgeted expenses and transfers by \$24,178.

Reserves

Transfers to the Reserve Account totaled \$32,154. Expenditures from the Reserve Account for income tax and major maintenance/repair items totaled \$41,309. Waste Treatment is the only Reserve Account that has spent more money than it has taken in this fiscal year, resulting in minus \$28,499 for that account.

Road Assessment

One member still owes \$2,000 in road assessment funds. A lien and judgment for the road assessment and back fees are on file with the Loudon County Register of Deeds.

Sewer Escrow

The Sewer Escrow Accounts have a total of \$90,626.

The Association is currently holding two construction impact deposits and two remodeling impact deposits totaling \$13,000. The total net worth of FPOA is \$588,605.

Property Information: Terry Kidd, Assistant Treasurer

3.2

I. New Members and Residents

Chris Kidd and Garron Markey have purchased lot 149 from Shannon and Michele York. Chris and Garron live in Santa Monica California where Chris is an orthopedic surgeon and Garron is a Senior Client Partner in the Entertainment Division for Spotify.

II. Members Departing

No members left during the month of December.

III. Properties Sold and Closed

Lot 149, 165 Southcove Drive was sold by Shannon and Michele York to Chris Kidd and Garron Markey.

IV. Properties:

At the end of December there are no properties with a pending closing date.

V. Current Properties for Sale (As of 12/31/24)

There are 5 resident-owned lots for sale (Lots 11,14, 48, 49,56)

There are three homes for sale (Lot 55, 66, 150)

Additionally:

There is one home on a double lot with an extra lot for sale (Lots 115-116, 68)

VI. Lots Under Construction

1. Lot 139 on Southcove Drive is undergoing a major renovation– Valerie Ogden

Lot 18 on Northshore Drive -David and Angela Maue – Completed!

Lot 194 on Timberlake Drive – Mark and Jeannie Murray – Completed!

4. **President's Report:**

4.1 We invite all members to join us on March 2nd at 1:00 pm for a meeting regarding the approval of funding for much-needed dock repairs. Ensuring the safety of our HOA members and guests is a top priority, and replacing the docks is essential for that purpose. Proxy letters will be distributed at the end of January. To move forward with these important repairs, we will need two-thirds of the votes specifically, 126 yes votes. The entire project will be funded through the boat slip fees.

4.2 February 12th at 7:00 will be a waste treatment meeting. A professional Engineer has been hired to assess our system and this meeting will provide that information.

4.3 Dock owners, reminder to submit all paperwork required for slips with payment.

4.4 The Nominating committee is excited to announce that we are actively seeking volunteers for various positions for July 2025. Next month, we will provide detailed information about the roles available.

5. **Committee Reports:**

5.1 Architectural: Steve Ovrevik, Chairperson

Since the last Board meeting, the ARC has had the following activity:

1. Approved a contractor change on lot 139

2. Approved a plan change on lot 139. Brick will be added as a skirt for the outside.
3. Approved a new paved driveway on lot 46
4. Returned \$5,000 impact deposit and \$1,130 sewer tap fee to the Hupps for lot 67. The Hupp's decided not to build on the lot.

5.2 Beautification: Cheryl Ferrone, Chairperson

Beautification Report - Dec. 2024

- Front entry pillars were decorated with greens & ribbons for Christmas.
- Clubhouse planter changed over for the Christmas season.
- Hung simple evergreen wreath with red ribbon on Clubhouse door.
- Low voltage LED lights have been purchased for the front entry FP sign. They will be installed once the weather is appropriate & the roofing project is underway or completed. **Thank you, Lowell Headrick, for your knowledge, guidance & willingness to update our signage lighting!!! It is very much appreciated!

Jan. 2025

- Received notice from McGuire Roofing that they are still waiting for the roofing material to arrive. Being a composite material, it wouldn't be installed until the weather is more appropriate (above 50 degrees).
- Ribbons on front entry pillars have been removed and replaced with cut Nandina branches. Just a little something for Winter interest!
- Clubhouse planter - removed decorations and have added pine cones. Evergreen wreath was also swapped out for a "snowflake" wreath.

Volunteer Request:

** Come Spring - During warmer weather, looking for volunteers willing to help with sanding & staining projects:

1) Front entrance wooden structure above our FP sign. After the roofing & lighting is completed, looking to have the wooden structure lightly sanded & re-stained. (Best if someone has a ladder that can adjust to multiple angles).

2) Benches in community beds: looking to clean & lightly sand down the benches & re-stain them. We have 3, 2 are moveable, however, one is fixed.

Interested? Let me know!

5.3 Clubhouse: Shelly Melvin, Chairperson

In December there were no bedroom reservations and no private clubhouse/pavilion reservations.

Thank you to Terry and Fred Kidd for taking the trash to the convenience center.

5.4 Docks: Mike Melvin, Chairperson

March 2nd at 1:00 PM meeting for approve the spending on dock repairs.

5.5 Grounds: Randy Hooker, Chairperson

There were no Grounds committee expenses or projects in December outside of Heritage Lawn & Landscaping contracted services and Grounds' approval of return of impact deposits.

5.6 Pool: Frank Palm, Chairperson

The pool deck resurfacing project is postponed. Pool reserve amount of \$25,000 for project still on hold.

Landscape project to move the retaining wall off the pool deck drain is still planned. Grounds will cover the cost with \$10,000 amount on hold from reserve. Work to be done by Heritage.

5.7 Roads/Ditches: Dave Maue, Chairperson

****Overview:****

In December, I met with the roads team to discuss how to proceed with the sinkhole or depression on North Cove. I anticipate having all the necessary information to make a recommendation to the board next month.

****Key Activities:****

- We reviewed the needed repairs for the cut-out area on East Cove, as well as damage to roads in North Cove Estates and South Cove. Given the small scale of these repairs, it isn't feasible to call Dura Cap back for the work.
- I consulted with two contractors, American Paving and Tony Shrimsh Paving, who are both willing to handle the smaller repair jobs. I am currently awaiting their estimates.

****Next Steps:****

- Finalize the estimates from the contractors and prepare a report for the board regarding the sinkhole and road repairs.
- Plan for a follow-up meeting with the roads team to discuss the estimates and next steps.

****Conclusion:****

I am on track to provide a comprehensive recommendation to the board next month regarding the North Cove depression and the necessary road repairs.

5.8 Social: Kathy Oliver, Chairperson

Fifty people traveled the luminary lined roads of Foothills Pointe and attended the holiday gathering at the clubhouse. \$4,009 dollars were given to the Greenback Food Pantry from a combination of the luminary profits and extra neighborhood donations. Many thanks to Brenda Boulter for coordinating the luminary event.

The Winter Soup and Bingo social that was originally scheduled for January 11th has been postponed until January 18th due to the snow and temperatures. A reminder will be sent.

Line dancing will resume Monday, January 20th. Weekly game night will begin January 27th at 7:00 pm. An announcement has been sent.

Upcoming events include a Valentine themed social February 8th and Mardi Gras celebration on March 1st. Details will follow in announcements for each of them.

Because of the increased requests for the clubhouse, next year's social committee met recently to set dates for the upcoming fiscal year. Karin Bogusch will be chairing that committee.

Joan Nielsen is interested in bring back an FPOA book club. Anybody who is also interested, please contact Joan at jegnielsen50@gmail.com

5.10 Waste Treatment: Ben Petersen, Chairperson

I. Expenses

King's Throne invoice for measuring twelve tanks in the amount of \$900.

One tank pumping for \$375

II. Project updates

The tank that needed replacing, as well as the frozen valve, was replaced. The test holes that were dug in cells 1&2 revealed an amount of containment that did not allow proper functioning of the system. A properly functioning system should allow the water to flow freely through the rocks and pea gravel without ponding or water accumulation on the surface. Currently certain areas of the system takes over 4-5 days to dissipate. We will be having an engineer familiar with wastewater treatment systems coming out in late January to offer his opinion and either confirm our plan to rebuild the cells or offer other alternatives. Even though our E.coli, chlorine and other levels are within parameters, our system needs cell remediation to function per design and permit specifications.

We have obtained quotes to remediate either one cell, both cells or none if not needed.

These quotes are subject to gravel increase pricing after January. Additionally, we will be holding meetings to inform the membership of the state of the system, and soliciting a vote from the residents for spending the reserve monies to repair as the amount is over the Board authority of \$25,000.

Eric continues to repair the residential vaults and pumps as needed.

III. Call Outs

Call out to Frank Palm, Eric Bogusch and Larry Chick for their diligence on staying ahead of issues we have seen in the past.

6. **Old Business:**

6.1 Follow- up on “dock C” ownership, it was confirmed with Loudon County that FPOA does not own any of those slips they are deeded to specific houses.

7. **New Business:**

7.1 Acknowledge an electronic vote 12/13/2024 for the removal of a diseased and damaged oak tree on lot 191 (Poff)

7.2 Acknowledge an electronic vote on 11/11/24 to renew the Tellico Garden center contract for FY 2025 in the amount of \$1,698 for annual bed maintenance in the community.

7.3 Acknowledge an electronic vote on 12/28/24 to amend two FY 2025 Reserve allocation categories, adjusting them to 15% for Roads and 41% for Waste Treatment.

7.4 A motion to rescind the 11/11/24 vote approving the expenditure of up to \$25,000 from reserves to resurface the pool deck. The project has been postponed until fall.

Frank Palm motioned and Steve Ovrevik seconded the approval, the Motion carried 4-0

7.5 Motion to approve a not to exceed amount of \$10,000 from the Grounds Reserve to landscape the pool area to remove covering over drain that is currently in place.

Steve Ovrevik motioned and Runar Gardarsson seconded the approval, the Motion carried 4-0

7.6 Motion authorizing the Treasurer, Assistant Treasurer, and/or President to execute all documents necessary for the establishment of the Irrevocable Letter of Credit and the Certificate of Deposit collateral issued by Renasant Bank, assuring financial responsibility for the wastewater treatment system requirements of the State of Tennessee.

Steve Ovrevik motioned and Frank Palm seconded the authorizing, the motion carried 4-0

8. **Community Input –**

Community member asked about Xfinity start date. Board responded they will be out soon with the layout of the infrastructure for the board to review.

Community member asked if there is a back up plan of the dock repairs do not get the votes. The dock committee will go through and assess what is in need of urgent repair.

Community member wanted to remind homeowners that all contractor signs are only allowed in the homeowners yard, they are not allowed at the front entrance or elsewhere on FPOA common grounds.

9. **Pointe Paper Input:** None

10. **Adjournment:**

Motion was made by Frank Palm to adjourn at 7:49PM and seconded by Runar Gardarsson
The Board approved with a vote of 4-0.

Respectfully Submitted,
Jill Justice