

NO ANNUAL REPORT

By Laws

Contracts

Entrances

Roads

Activities Committee  
Annual Report  
October 10, 2017

The Activities Committee has held 6 events as of this report, with 4 more planned events for the remainder of 2017.

- A February Holidays Breakfast was held on Saturday, February 11<sup>th</sup>, at 9 am, attended by approximately 85 people.
- St. Patrick's Day Dinner was held on Friday, March 17<sup>th</sup>, at 6 pm, attended by approximately 90 people.
- Due to a storm and power outages, the Memorial Day Picnic was rescheduled from Sunday, May 28<sup>th</sup> and was held on Monday, May 29<sup>th</sup>, at 1 pm, attended by 100 people.
- Father's Day Breakfast was held on Saturday, June 17<sup>th</sup>, at 9 am, attended by 55 people.
- Fourth of July Picnic & Car Show was held on Tuesday, July 4<sup>th</sup>, at 1 pm, attended by 160 people.  
\* Please note: we utilized our outdoor area to prevent being over capacity.
- Oktoberfest was held on Saturday, September 30<sup>th</sup>, at 5:30 pm, attended by 78 people.

Upcoming Events:

- Halloween Campfire at Eagle Flight Park, Friday, October 27<sup>th</sup>, at 7 pm.
- Thanksgiving Dinner, Sunday, November 19<sup>th</sup>, at 1 pm.
- Art & Craft Show, Saturday, December 3<sup>rd</sup>, from 9 am to 1 pm.
- Winter Wonderland Holiday Open House, Saturday, December 16<sup>th</sup> from 3-5 pm.

We were allotted a budget of \$4300, out of which approximately \$875 for the Volunteer Appreciation Dinner event was spent. We have spent \$2828.39 to date and the remaining \$1471.61 will be spent on the last 4 events.

We conducted a survey and are compiling the results. These results will help the Committee for planning the 2018 events.

We want to thank all the members of the Activities Committee for their many hours they have volunteered in making all our events a success. We also want to thank all the Covites who have attended the events.

Submitted by Jan Litke and Dawn Kulisek

## **Budget Committee 2017 Annual Report**

Budget committee members:

Gail Haggard

Connie Mcsweeny

Valerie Sizemore

John Robbins

Liaison – Fred Guinazzo

The budget committee, working in conjunction with the office staff and all the committee chairpersons, successfully prepared the 2018 proposed budget.

The committee also updated the reserve fund detail and summary reports which includes a 20 year repair and replacement schedule for all the approved components of the POA properties.

Report prepared by:

Gail Haggard

Budget Committee Chairperson

**BUILDINGS COMMITTEE ANNUAL REPORT  
OCTOBER 2016 SEPTEMBER 2017**

**DURING THE PAST YEAR, ROUTINE MAINTENANCE AND NEEDED REPAIRS WERE PERFORMED WITHIN THE WELCOME CENTER AND OTHER POA PROPERTY. MOST NOTED ACCOMPLISHED REPAIRS AND PROJECTS ARE LISTED BELOW.**

- 1. DAMAGED OFFICE WINDOW REPLACED.**
- 2. KITCHEN AND ACTIVITIES ROOM REPAINTED.**
- 3. REPLACED DOOR LOCK ON MAIN ENTRY DOOR , AND REPAIRED TOILET AT MAINTAINENCE BLDG.**
- 4. RECEIVED QUOTES FOR FLOOR COVERING, OTHER THAN CARPET, CONSISTING OF A MATERIAL TO ASSIST IN NOISE REDUCTION WITHIN MEETING ROOM.**
- 5. STORAGE SHED INSTALLED.**
- 6. BOXED OFFICE FILES AND OTHER EXTRAVAGANT MATERIAL RELOCATED FROM ATTIC.**
- 7. WELCOME CENTER BUILDING EXTERIOR PRESSURE-WASHED.**
- 8. FINANCIAL STANDING AS OF THIS DATE:**

**A. EXPENDITURES:**

**BUILDINGS—\$2120.72  
BALANCE—\$1879.28**

**CLEANING—\$2100.00  
BALANCE— \$500.00**

**M. JOHNSON, CHAIRMAN**



## ECC ANNUAL REPORT

Year Ending September 30, 2017

Submitted October 9, 2017

**Staffing:** The ECC has been staffed throughout the year at a level that allowed comfortable workload assignments to each member. We have held a steady membership of 8 dedicated cohesive members since January 2017.

**Activity:** Throughout the year we maintained a regular schedule of meetings as required by the POA Board of Directors, and enjoyed an overall record of over 75% attendance.

During the first and second quarters of the year we fully implemented and refined our Contractor/Builders Discussion Checklist to insure that ECC representatives thoroughly address the Cumberland Cove issues that impact the builder's operations. This ECC Form is signed by both the ECC Representative and the Contractor/Builder to indicate comprehension and a commitment to comply with ECC rules, Firewise/Forestry guidelines and CC Covenants.

During the second and third quarter of the year we initiated a comprehensive program of Observation and Documentation of parking restriction violations throughout the Cove. We ultimately issued 37 notices to property owners concerning violations involving non-compliance with Covenants concerning parking of recreational vehicles, boats, utility trailers. For the first time ever in Cove history we have achieved an almost 100% compliance with this aspect of our Covenants.

Home building in the Cove has continued, growing steadily over the last 3 years and at the time of this report there are 13 homes in varying stages of construction. There are now 493 homes in Cumberland Cove. Of course, this is still slightly less than 1/3 of the lots having homes completed. Numerous other projects such as outbuildings, clearings, driveways, fences and even one bridge currently in progress. Those details are reported in our monthly reports.

Due to some serious concerns raised early in the year we are continuing to develop criteria that we can use to evaluate and make decisions on future projects that involve construction of modular homes.

**Financial Report:** The ECC has not requested and does not require a budget. All expenses related to correspondence and mailing is covered by the normal POA operating budget for administrative costs. Our largest expense is fuel because members use their own vehicles to monitor projects progress. Everyone assigned is comfortable with providing his or her own gasoline. We are fortunate to have a POA employee to handle our official records, finalize correspondence on proper letterhead, prepare agendas, draft minutes and attend our meetings to insure complete documentation of sensitive discussions and all decisions.

**Summary:** I am pleased to report that all ECC representatives continue to work as advocates of the Cove property owners while also assisting them in resolving complaints and other issues that could result in non-compliance with Cove Covenants if not handled properly. We believe that we continue to engender a real appreciation for the covenants and for the ECC; and that we perform a valuable service to property owners.

Respectfully Submitted,

Elton Warren, Chairman

## **ELECTION COMMITTEE ANNUAL REPORT**

**DATE:** Oct 2017

**SUMMARY:** The Election Committee executed a full election process this year, including the initial implementation of the PO Box Process Motion.

**ELECTION DETAILS:** The committee updated all forms and processes, conducted the Candidate application process, the Candidate Meet & Greet, the Ballot Mail out and the Vote Count processes. Some specific, additional details are:

1. There was a large election field with 10 candidates competing this year.
2. The Meet & Greet was well attended with over 100 members present.
3. The mail out process sent out 1588 ballots to the community, out of 1694 total properties (~94%). Approximately 4% of the ballots were returned for address issues or the recipient being temporarily unavailable. When possible these were readdressed and re-mailed. 12 members received special ballots from the Welcome Center either as a new owner, as replacements or late assessments paid (< 1%).
4. Over 600 ballots (38% community participation) were returned for counting in the election. 99% of the ballots were determined to be valid and counted. The community and candidates were officially notified of the results.
5. Ms. Arthur, Ms. Frank, Mr. Grubb, Ms. Haney and Mr. Singleton will be seated as new Directors during the Annual Meeting.
6. Officer positions will be determined during the Organizational Meeting.

### **FINAL REPORT:**

1. The Election Committee will review the execution of the 2017 process and prepare a detailed final report identifying issues and recommending improvements for the 2018 election cycle. Members are invited to make inputs to the Committee Chairman for consideration in the report. The intent is to deliver the Final report as well as all election committee materials to the Board of Directors in November for handover to the new 2018 Election Committee when it seated.

**FINAL COMMENT:** Thanks to all the volunteers who supported the election activities and made them possible: election committee members, the office staff, the office volunteers and the mail out and counting day execution volunteers.

**John F. Logsdon**  
**Election Committee Chairman**

## FIREWISE COMMITTEE

### ANNUAL REPORT 2017

During the past fiscal year the Firewise Committee was the recipient of a \$2,000.00 Hazard Mitigation Grant from the Division of Forestry. That Grant will be used to purchase 5 new back pumps, 6 fire resistant shirts and 2 brush axes.

The 1972 International truck that has been our brushfire response vehicle has been taken out of service due to its age. Until a new vehicle can be acquired, we are equipping an existing trailer with emergency equipment as our fire response unit.

Submitted by Al Singleton

10/9/17

## **Helping Hands**

### **2017 Yearly Report**

Get well cards: 25

Sympathy cards: 18

Meals provided: 3

Cards for shut-ins 0

/ Other- Provided transportation to hospital

Submitted by Dorothy Jones and Pat  
Miko



Annual Report  
Parks and Trails Committee

Projects

2017 saw many changes to our parks and hiking trails. Early in the year, work was dedicated to Icy Cove where the majority of damage had been after the ice storm. Trails were cleared and new trail markers installed on about 80% of those trails.

The next park to get much needed attention was Stillhouse Park. Clearing was complete and all the trails marked. The park sign broke due to age and wood rot but repair will have to wait until the new budget year.

Recently, we have put our combined efforts into Overlook Park. The trails have been marked, a new trail extended with a bridge built for crossing Bridge Creek in order to connect Overlook Park to Stillhouse Park. The stairs leading to the Bridge Falls Overlook have been repaired. They were heavily damaged during the ice storm.

The trail markers installed are color coded by trail; new trail maps reflecting these changes will soon be posted on the POA web site.

Sa  
Activities

There have been guided group hikes at Icy Cove, Stillhouse and Overlook Parks. Turnout by cove residents was greater than anticipated. The hikes at Icy Cove and Stillhouse were followed by refreshments at the trail head.

We were fortunate to have Sid Morgan give us a personal Tree ID class at Overlook Park with a short hike following. Mr. Morgan gives classes at the UT Research Experimental Station on highway 70.

Budget

\$1500 was budgeted for 2017; due to the extreme damage incurred by the ice storm, infrastructure needed repair or replacement. Trail markers were purchased for consistency across all our parks. Because of the sheer length of our trails, the markers purchased were exhausted. A request for extra funds has been added to the 2018 budget in order to finish marking the trails and repairing infrastructure that was beyond the scope of the 2017 budget.

The POA board did approve an overage of \$250.00 in order to make emergency repairs for the sake of safety. Of that overage, \$240 was used.

Note...There was inactivity in an organized trails committee for well over a year due to no committee chairperson. During that time, funds from budgeted money were not spent.

Submitted,  
Walter (Butch) Barndt

**CUMBERLAND COVE PROPERTY OWNERS ASSOCIATION, INC**

**SECURITY COMMITTEE ANNUAL REPORT - 2017**

<b>Incident</b>		<b>Number</b>
<b>Vandalism (all kinds)</b>	<b>6</b>	
<b>Dumping (Trash)</b>		<b>9</b>
<b>Gun Shots</b>		<b>Numerous</b>
<b>Parking on Road</b>		<b>4</b>
<b>Snow Storms</b>		<b>2</b>
<b>Wind Storm (straight line)</b>		<b>1</b>
<b>Road Washout</b>		<b>2</b>
<b>Road Erosion - Water</b>	<b>2</b>	
<b>Road Berm Erosion</b>		<b>4</b>
<b>Blocked Culverts</b>		<b>2</b>
<b>Imposter Security stops</b>		<b>1</b>
<b>Welfare Check</b>		<b>1</b>
<b>Trespassing Hikers</b>		<b>4</b>
<b>Open Doors (residence)</b>		<b>1</b>
<b>Open door WC</b>		<b>2</b>
<b>Animal/auto collision</b>	<b>1</b>	
<b>Brush fire resident</b>		<b>1</b>
<b>Unattended fires (construction site)</b>	<b>4</b>	
<b>Trees down on right of way</b>		<b>7+</b>
<b>Aide &amp; Assist (EMT/Sheriff)</b>		<b>8</b>

<b>Break-in/Burglary</b>	<b>6</b>
<b>False Alarm (residence)</b>	<b>1</b>
<b>Resident lost on road</b>	<b>1</b>
<b>Abandond Vehicle</b>	<b>1</b>
<b>Road Hunting</b>	<b>1</b>
<b>Tree stand -illegal placement</b>	<b>1</b>
<b>Dead Deer</b>	<b>1</b>
<b>Broken Window (Welcome Center)</b>	<b>1</b>
<b>Plantings Theft (Bent Tree)</b>	<b>2</b>

*John Robbins*

**Security Committee Chairman**