

Cumberland Cove Property Owner's Association
Minutes of Regular Board Meeting
March 13, 2018

Call to Order

Meeting called to order at 7:03 P.M.

Roll Call

Fred Guinazzo	Gail Haggard	Debbie Melgar
Al Singleton	Carol Haney	
Ginger Arthur	Cathy Frank	

Absent

Bob Grubb	Pat Robbins
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A quorum was established.

A motion was made by Fred Guinazzo to approve the minutes of the February 13, 2018 board meeting. The motion was seconded. The motion carried.

Treasurers Report

The treasurers report was read by Fred Guinazzo. The report was submitted and filed for audit.

Committee Reports (Available on the POA website)

Susan Gray reported the By Laws Committee met on February 27, 2018 to discuss possibly changing the terms of office for the Board of Directors. She summarized what was discussed. She advised that there was not a clear consensus on the committee whether the terms of office should be changed. The committee awaits further direction from the board. A detailed by laws committee report is published on the POA website.

Chuck Knarr, Chair of the Budget Committee, reported on his research on moving some of our assets into higher yield accounts. He has already had success in negotiating with First Volunteer Bank. They have agreed to raise our interest rate on our money market account to 1.35% which will be a significant benefit to us. He is continuing to explore alternatives for our other accounts.

Elton Warren reported that the E.C.C. Committee has been researching issues dealing with nontraditional homes. He further advised the committee is submitting several amendments to the E.C.C. Redbook for the board's consideration.

Presidents Report

Debbie Melgar stated, pursuant to a resident's inquiry, she contacted Randy Porter's office to explore the feasibility of placing a tornado warning system in Cumberland Cove. He explained, because of the high cost involved, they have invested in an enhanced 911 phone alert system.

She advised there still exists the problem of wild hogs in the area. We are in the process of working with TWRA to devise a plan to trap them.

We have received payment from the insurance company for the damage that occurred to our entrance at Cumberland Cove Road. Jack Fawcett will begin repairing it as weather permits.

There will be a workshop on Friday, March 16, 2018 from 10:00 A.M. To 12:00 P.M. To discuss the Usage Agreement and sound proofing of the meeting room.

Open Discussion

Gail Morton reported on accounting issues that arose in the 2015/2016 reviews.

She stated she identified those issues as posting errors and they have been corrected. She stated that the books are current and in order.

Debbie Melgar stated that since the Welccome Center is used on an almost daily basis, she suggested the cleaning crew come in and do a light cleaning on the off weeks of the full cleaning. They would charge us \$25.00 for the cleaning on the off weeks. The board agreed to this arrangement.

Debbie Melgar stated the computer currently being used by the office manager is over five years old and is in need of replacement.

Harris Vandergriff reported that he was in contact with TWRA and they are working on a plan to set up traps to deal with the wild hog problem in Cumberland Cove.

Debbie Melgar reported several neighbors have concerns over drones being flown over their property. There is currently no policy that addresses this issue. The board will look into this.

Old Business

Carol Haney moved to bring back to the table the safe access policy that had been tabled at a previous meeting. The motion was seconded. The motion carried. Fred Guinazzo moved to accept the safe policy as written. The motion was seconded. The motion carried.

New Business

Debbie Melgar moved to change Employee A's position from administrative assistant to office manager and increase the hourly salary to \$15.50 an hour effective March 1, 2018. With this change the employee's next annual review will be March 1, 2019. The motion was seconded. The motion carried.

Debbie Melgar moved to change Employee B's position from welcome center representative to administrative secretary and increase the hourly salary to \$11.00 an hour effective March 1, 2018. With this change the employee's next annual review will be March 1,2019. The motion was seconded. The motion carried.

Debbie Melgar moved to purchase the computer system recommended by the IT designee for the treasurer's office, not to exceed \$1,500 (\$1,294.98 plus tax). The motion was seconded. The motion carried.

Debbie Melgar submitted a motion to form a personnel committee consisting of three (3) board members. The primary function of the committee will be to advertise, interview and recommend potential employees for the Cumberland Cove POA office positions to the board when a vacancy occurs. There may also be times when the committee will perform other functions at the direction of the board. The motion was seconded. The motion carried.

Motion to adjourn at 7:55 P.M.

Motion carried.

Submitted by,

Al Singleton, Secretary

Next Scheduled Board Meeting

April 10, 2018

Open Forum 6:30 P.M.

Board Meeting 7:00 P.M.