

TKPOA Annual Meeting July 22, 2023

Tater Knob Pavilion

The meeting was called to order by Jim Faber and quorum confirmed with 19 **voting** members present.

Cindi Price made motion to amend the 2022 minutes ([see annual Meeting Docs](#)). The approval of minutes of the revised annual meeting 2022 passed.

New members for the 22-23 year were introduced including: Robert and Trisha Braswell, Will Boyd and Angie Lockwood, and Sharon and Tom Barnhart.

Treasurers report

Cindi Price confirmed that the Association is financially doing well with cash and money market funds totaling \$91,675 (prior year \$87,328)

Water testing Steve Price reported **2023 testing was performed and negative for any issues**

Old Business

Beach repairs - Jim Faber reported on the repairs of the beach over the winter, which included the boat ramp being repaired after it was washed out and the beach being replenished with Lake sand which is something that is easy to do in the winter with the lake level being down and likely something that TK POA will continue to do on an annual basis to help preserve the beach.

New Business

1. **Water system upgrades** - this conversation carried over from the 2022 annual meeting as it is an ongoing and large project that will ultimately require full replacement of the current water system for the community. Rob Reiche reported on difficulty finding a suitable contractor to do this project. A number of members (*Faber, Small, Reiche, Price, Morti, Booth, Price – all were recognized for their troubleshooting service*) as they have been assisting many hours with issues including leaks that have occurred in the winter --- this year was especially bad because of the power outage during a hard freeze. The primary difficulty has been determining exactly where a leak is and the decision was made to approach the water system re-build in a staged fashion; initially installing shut off valves and a meter at each house – outside that would allow quicker diagnosis and treatment of leaks in the system that come up at any time. The plan is to determine a suitable contractor to do this work in the off-season. As this project and the bigger scope is quite large at some point in the assessment may be required to cover the costs.
2. **HOA management** Jim Faber detailed the ongoing workload for many of the TKPOA members in dealing with issues coming up on Tater Knob. Much of these responsibilities fall on the president of the Association which Jim has been for 20+ years. The board has discussed this and elected to look at obtaining an HOA management company that would take over much of this workload. Jim Faber has been negotiating with several companies. None of these companies had capacity to do this presently. Trillium HOA management Co. has come back and potentially agreed to take on this new role - likely in 2024 and this will not include the water system although that is yet to be fully determined. No decision has been made as of the meeting but

updates for the membership will be provided as they are available. The move to an HOA Management Co. will result in a dues increase.

3. **2023-2024 Proposed Budget** - Cindi Price presented the proposed budget and this was approved by the membership
4. **New 2023 Dock – TKPOA Agreement** - there is a *revised Dock owners – TKPOA* agreement that has been submitted when an additional 11th slip was determined on the current dock based on the new Duke Lease with TKPOA. The new agreement has been voted on by the dock owners and approved. Doug Booth has submitted this new agreement to TKPOA for their review and approval. The new agreement includes 11 slips vs. 10.

There was robust discussion on this topic. A brief history of the docs dating back to 1995 was given by Bill Adams Jr. (this full history is available on our [website](#)) - it was at this time that the Association voted not to have a 100% community dock but rather to lease the use of the dock to 10 dock owners (at the time). The history is obviously more complex than that but that is the sentinel decision of the Association that has shaped the ongoing relationship between TKPOA and the dock owners that has continued for the past 28 years. Some discussion was engaged regarding any options to allow more people to use the dock including having the 11th slip be in an “community association slip”; however, the final discussion was that this was not practical, resulted in undue liability for the Association and could easily be deemed unfair for the many members who are currently on the dock waiting list for many years, which is been a process that has been in place and working for the past 28 year.

Any Tater Knob resident who would like to use the dock for loading and unloading of passengers and supplies is permitted to do so under the current agreement, but are required to sign a [License, Release and Indemnity Agreement](#) (from TKPOA website). **Please send completed forms to Ralph Small.** *The agreement emphasizes despite the execution of this Indemnity Agreement that there still would be no overnight parking of boats, no running, jumping, swimming or diving off the dock and non-owners would not be permitted to use the dock at any time.*

There was no further discussion and the *Revised Dock Owner – TKPOA Agreement* was approved by the Association.

Election of Directors

Vote for Board Members

The following Board Members were up for reelection:

Jim Faber, Whitney Abbate, Bill Adams

Mike Ray will be retiring from the board and was thanked for his many years service and legal advice.

The recommended slate of officers to be elected by the board is:

President Jim Faber

VP vacant

Secretary Bill Adams Jr.

Treasurer Cindi Price

At-large members: Ralph Small, Whitney Abbate, Rob Reiche

All were unanimously approved by the membership

The meeting was adjourned at 11:45 PM