

Lowes Ferry Property Owners Association Annual Meeting

Location: Louisville Town Hall

Date/Time: March 7, 2020

Board Attendees: Mike Hayes, President

Steve Jennings, Treasure

Richard Kildow, Secretary

Welcome/Intro of Board (Mike)

Meeting was brought to order at 9:05AM

Board was introduced to membership. Julian Smiley (member at large) was not able to attend however Mike thanked Julian for his many years of service as the President of our association. Mayor Bickers was invited to speak to our members about Louisville and its "Core Values" which are;

- Be a livable city, make citizens feel safe and secure.
- Provide adequate fire and police protection with little or no impact on property taxes. This was done by having supplemental coverage from the Blount County Sheriff Dept (2 officers).
- Provide ambulance service locally instead of responding from Alcoa or Maryville. Right now, we have a 10-minute average response time.
- Protect homeowners' investments, have an adequate infrastructure for all services.
- We lead by example, home rule on taxes, we decide not the state.
- Continually updating recreation facilities, adding a dog park this year.

Mayor Bickers also talked about the internet service in Louisville and the fact that he has no control over who the providers are, although with the ongoing installation of 5G fiber optic cable we should see a major improvement.

We have enough lot owners present and proxies to hold elections so the board now opens the meeting for the election of officers. We have 4 open seats and 5 people running;

Results

1. Mike Hayes - reelected as President
2. Steve Jennings - reelected as Treasure
3. Lesleigh Anello - elected as Member at Large
4. Tim Bolden - elected as Member at Large
5. Joshua Duke

2019 Financial Statement (Steve)

Our financial statement was reviewed from last year with explanations regarding monies spent for additional legal services regarding the community docks and property issues. Questions were brought up about solving these issues "in-house" which would not be possible due to privacy laws. Others questioned our road fund or possible road maintenance plan and how we could address them. Steve stated that the board has the right to increase dues at any time but would not unless we had no other options. A road maintenance fund would require a change to our bylaws which would take a 75% approval from all members which we would be hard pressed to get. Steve thanked Lisa Lambert for all of the bookkeeping work she does through out the year and help she offers to all of the board members. The Board also thanked Ron and Cathy Kudich for arranging the meeting at Town Hall, setting up the meeting room and supplying the refreshments.

Community Update (Rich)

Our community is growing rapidly. At present we have 55 homes completed, 11 more under construction and 3 approved and ready to break ground once the weather cooperates. Other improvements for 2019:

- Railing was added to the marina walkway for additional safety
- Street light assessment, ongoing
- Walking trails repaired and resurfaced
- Marina steam cleaning 2/season

Architectural Review Committee (Mike)

The ARC is be chaired by Mike Hayes with Steve Anderson as an additional member. We need a minimum of 2 and maximum of 4 members. Robert Molina (Allan Associates Architects) will continue as our architect for initial plan review but will now report directly to the ARC. The board has restarted this committee because of community growth, necessary construction oversight and would welcome anyone who would be interested in joining. Mike mentioned the \$1400 application fee and the fact that if there are no issues once completed \$200 will be returned to the homeowner.

The board is in the process of streamlining the construction application process and hope to have it posted on our website (lowesferry.com) on or around May 1, 2020.

Gates and fobs (Rich)

Al Stephens continues to take care of the main gates and access to the clubhouse, pool and marina. He is the main contact for fobs, remotes and any issues with community access. This will continue until further notice. You can contact the board at our email address and we will forward to Al.

Questions and comments

- Legal fees and resolving issues in house
- Have separate fund for a road maintenance plan
- Add a fee to new building permits to supplement the road fund
- A question was asked regarding Weatherspoon Road access to boat dock after hours. The Mayor spoke about this and the fact that it is part of the TWRA and all he can do is have his officers patrol it on a regular basis. If you see anything call and the officers will respond. We can also call the TWRA and ask them to gate the road so that it is only available during daylight hours. **Lowe's Ferry has to be mindful of any potential legal issues.**

Meeting adjourned at 11:20

Respectfully submitted,
Richard Kildow