

**Board of Directors Meeting
Cumberland Cove Property Owners Association
December 6, 2011**

The meeting was called to order at 7:05 pm by President Ted Hennis. Attendance was taken with the following Board members present:

Harris Vandergriff
Skip Ritter
Debbie Melgar

Tim Schmidt
Ted Hennis
Beverly Press

Diane Ludwig

June Singleton and Chuck Gazlay were absent.

Hearing no additions or corrections to the November 1, 2011 meeting minutes, a motion was made by Beverly Press and seconded by Harris Vandergriff to waive the reading and approve the minutes of the November 1, 2011 Board meeting. The motion carried unanimously.

Skip Ritter presented the Treasurer's Reports for November 30, 2011 for the General and Water Accounts. The Current Status Reports detailing the cash accounts and income and expenses are attached to these minutes and are available for review.

A motion was made by Beverly Press and seconded by Harris Vandergriff that the Treasurer's Reports for November 30, 2011 be accepted and filed for audit. The motion carried unanimously.

COMMITTEE REPORTS:

Security: Bob Wolfe reported numerous hunting incidents occurring prior to the extra security patrols being instituted. Two incidents were reported to the Game Warden for investigation. He reported on the fire in the valley below Eagle Flight Park and the efforts of both the Cove residents and the Forestry Service to ensure it didn't spread to the top of the bluff. Forestry is investigating the cause of the fire. Gary Peach is trying to organize another Wildfire Training session. Anyone interested in the training should contact Gary Peach @ 839-6123.

Roads: John Ludwig received the new salt spreader with the optional liquid spray. The Counties are almost finished replacing the road signs with new green signs and he has some of the old wooden signs if any resident would like one. Putnam County delivered 19 tons of salt.

ECC: Steve Miko reported few requests for permits. Mostly dealing with complaints and items already on the agenda.

Budget: No Report.

Activities: Open House on Monday December 19, 2011 from 5:00PM – 7:00PM. Sign up sheet is on front counter. Bring a dessert. Appetizers and finger food will be served. This is not a dinner just a

mixer.

Parks and Trails: Charlie Massey reported the parks and trails are all clear.

Buildings: No Report.

Entrances: No Report.

Helping Hands: Pat Miko reported that nine cards were sent out last month.

Children's Events: Children's bags will be filled Sunday December 11, 2011 @ 1:00PM. Delivery will be Thursday December 15, 2011. Plan to get to the school by 8:15AM.

PRESIDENT'S REPORT:

President Ted Hennis reported the following:

The final water project payment was made to the City of Crossville. A Thank You letter from the Mayor of Crossville and a copy of the paid in full receipt are attached.

There is approximately \$58,983.00 still to be collected on delinquent water accounts.

The two properties that didn't sell are being advertised in both the Cookeville and Crossville papers. There have been no inquiries on either property.

There was a workshop on the 2012 budget to discuss some items prior to bringing the budget up for a vote.

Recommendation that any variance requests submitted to the ECC be brought to the Board for a decision.

OLD BUSINESS:

A motion was made by Tim Schmidt and seconded by Beverly Press to bring the RV and General Parking issue back to the table. The motion carried unanimously.

A motion was made by Tim Schmidt and seconded by Harris Vandergriff to accept the ECC recommended change to the parking restrictions. After much discussion, Tim Schmidt withdrew his motion and Harris Vandergriff withdrew his second pending a meeting between the Board and the ECC to clarify exactly what changes are being recommended.

A motion was made by Debbie Melgar and seconded by Diane Ludwig to accept and file the audit as conducted by Leisa Stanberry. The motion carried unanimously.

A motion was made by Diane Ludwig and seconded by Harris Vandergriff to award a two year contract to Security Services Corporation for 60 hours per week with the guard to be paid \$15.00 per hour. This would result in an increase in the security budget for 2012. The motion carried unanimously.

A motion was made by Ted Hennis and seconded by Beverly Press to discontinue contributing to the Capital Improvement Fund, pay for the capital improvements made in 2011 from this fund and rename the existing Capital Improvement Fund the Reserve Account.

The motion failed based on a roll call vote with the following results:

Harris Vandergriff	No	Tim Schmidt	No	Skip Ritter	No
Debbie Melgar	No	Beverly Press	No	Diane Ludwig	No
Ted Hennis	Yes				

A motion was made by Debbie Melgar and seconded by Diane Ludwig that the 2012 budget be amended to show an increase of \$800.00 in the Security Service line item bringing it to \$48,800.00 and decrease the Fixed Assets line item by \$800.00 bringing it to \$8,360.00. The motion carried unanimously.

A motion was made by Beverly Press and seconded by Harris Vandergriff to approve the amended 2012 budget. The motion carried with Skip Ritter voting no.

A motion was made by Diane Ludwig and seconded by Beverly Press to discuss the donations. The motion carried unanimously.

A motion was made by Debbie Melgar and seconded by Beverly Press to discontinue donations until we get an attorney's opinion on the matter. The motion carried unanimously.

A motion was made by Diane Ludwig and seconded by Tim Schmidt to proceed with the fine process (\$1,500.00) concerning the Jones property. The motion carried unanimously.

Tim Schmidt advised the Board that as far back as the middle of 2008 there have been only two Board Policies instituted (see attached).

NEW BUSINESS:

A representative from Southern Home Builders was present to discuss the situation where the home owner built a non-approved structure. After much discussion, the Board unanimously decided that if the owner connected the rear deck of the old structure to the front or rear deck of the new structure and replace the existing French doors with a garage door, the matter would be closed.

Mr. Amato was advised to submit plans for his fence to the ECC for approval.

EMERGENCY BUSINESS:

A motion was made by Tim Schmidt and seconded by Skip Ritter to open Emergency Business. The

motion carried unanimously.

A motion was made by Beverly Press and seconded by Chuck Gazlay to approve no more than \$8000.00 for a new salt spreader to come out of the Capital Improvement Fund. After discussion, Chuck Gazlay withdrew his second. With no second the motion died.

A motion was made by Beverly Press and seconded by Debbie Melgar to approve \$1,730.00 for security time keeping equipment and no more than \$300.00 for additional fire fighting equipment to come out of the General Fund. The motion carried unanimously.

A motion was made by Diane Ludwig and seconded by Debbie Melgar to move the January meeting from 3 to 10 January 2012. The motion carried unanimously.

With no further emergency business to come before the Board, a motion was made by Tim Schmidt and seconded by Debbie Melgar to close Emergency Business and adjourn. The motion carried unanimously.

ADJOURN:

With no further business to come before the Board, the meeting was adjourned.

Respectfully submitted,

Tim Schmidt
Secretary

Next Board Meeting
Tuesday January 10, 2012 @ 7:00 pm
Open Forum @ 6:30 pm