

Mountview Village HOA Annual Meeting
October 22, 2022
10:10 AM

I. Kim Hall called the meeting to order and introductions were made.

The Proxies were verified at 4:00 PM on October 21, 2021 by Rita Barton.

II. Determination of votes in person or by proxy:

Homeowners Present:

105 Rita Barton
106 Pam Miller
107 Pat Ogle
108 Brenda Harper
109 Nancy Bledsoe
201 Paul & Lynn Woodruff
202 Rose Ann Napier
206 Darrell Paige Burns
209 James Todd
210 George Hawkins
214 Lesha Everett
303 Kim Hall
309 Danny & Karleen Wilhelm
313 James Fittion

Homeowners Represented by Proxy:

Proxies for the Board:

102 Curt Talbot III
114 & 116 Laurie Contois
208 John & Sherry Goad
211 Glenda Huff
212 Brenda McCroskey
216 Tim Pate
301 Dr. Wayne & Mary Stuart
302 Elissa Breitenstein
306 Brad Ventro
308 Andy & Jodie Lamon
312 Frank & Marilyn Asbury

Proxies given to Kim Hall

115 & 311 Thomas & Amanda Perryman
304 Robert (Bubba) Reeves

Proxies given to Nancy Bledsoe

113 Colleen Wynne
213 Rajesh & Jaya Dadlani

Proxies given to Rita Barton

205 Michael & Cindy Werner
305 Steve & Linda Kay Flack

II. Determination of Quorum:

There was a quorum at the meeting. A quorum is 51%. Twenty-five either in person or represented by proxy. There were 17 owners present and a total of 17 proxies. Total of 34 represented.

III. Review of 2019-2020 income and expenditures:

Reviewed by Secretary/Treasurer, Rita Barton the total expenses incurred during the 2021-2022 fiscal year total \$234,930.51. Total revenue for the year was \$142,353.64 The checking account balance on June 30, 2022 was \$6,584.76. The Reserve Account has a balance of \$47,623.03 which is required by state law. Our Electric C.D. (deposit) at Truist is \$1,317.26. Commercial Construction Loan at SmartBank for roofs: currently owe \$57,319.04 as of 10/21/2022. Available balance on construction loan: \$13,259.61. The monthly payments on the loan are \$1,729.73 a month.

IV. Discussion of Old Business:

Projects Completed (2021-2022)

1. New metal roofs on all 5 buildings. (Completed 6/4/2022)
2. Roof removed from dumpster building as ordered by the City of Gatlinburg due to injuries to city employees. (3/12/2022)
3. Repair of copper tubing between pool house & building #4. Small pin hole in the pipe which caused the water bill to escalate.
4. Motions were made and past at last years meeting. 1. Each homeowner is to carry insurance and ask their insurance agent to sent confirmation to the HOA. Mountview Village Condos HOA; P.O. Box 836; Gatlinburg, TN 37738 or email to rita@smokytwo.com.
2. Limit the number of people actually living in a unit. Four people in a 2-bedroom and six people in a 3-bedroom. Attorney Mansfield worded these two amendments; both were recorded at the courthouse December 16, 2021. By-Laws are posted on the HOA website at www.mountviewcondos.com.

There was discussion concerning water leaking on a unit below. If an incident like this happens, it is the responsibility of the owner above with the leak to take care of the unit below according to the Rules & Regulations. This is why insurance is so important. Nancy mentioned an alarm that can be purchased for \$12.48 from Amazon. It is called, *The Watchdog Water Alarm*. The unit is battery operated. Detects water leaks and offers an effective early warning system.

5. Quarterly financial reports are currently posted on the website www.mountviewcondos.com

V. Discussion of New Business:

1. All owners in attendance received a copy of the agenda and a copy of the current budget. These will be distributed to all owners.
2. The Resolution presented on the proxy did pass with 33 homeowners signing. Kim explained we will check with IRS to see if this is possible. Should there be an issue with this it will be dropped.
3. Discussion of dues increase. Reasons for increase: new roofs, 20% increase in water; increase in insurance & electricity. The dues increase is effective November 1, 2022. If you pay by the year, you will need to submit an additional check to cover this additional amount. **HOA monthly (dues) assessments are due on the first of each month.** Going forward, if dues are not received by the 15th of the month a \$25-dollar late fee will automatically be added to your account.
4. There have been so many favorable comments on the Christmas lights last year and the fall lights this year that the board has voted to set aside \$300 for decorations. Decorating the entry island was mentioned. Woodlands will be contacted about paying half of that expense. George Hawkins is the committee chairman for the lighting project. Help is needed to decorate on November 4, 2022. Our official lighting will be at 7:00 P.M. on November 5th. Come join in the singing and the fun.
5. Charcoal grills, propane grills and any other open-flame cooking devices shall not be permitted on balconies or walkways or within 10 feet of the buildings. This keeps the ignition source a safe distance from the structure. In our multi-dwelling environment we cannot risk a fire. Motion was made, seconded and approved. This restriction will be added to the Rules and Regulation.

Gatlinburg municipal code, Section 7-203 under enforcement states: "The chief of the fire department is designated as the fire official whose duties shall be to enforce the provisions of the fire code."

Section 7-206. Violations. It shall be unlawful for any person to violate or fail to comply with any provisions of the fire code as herein adopted by reference and modified. Each day shall constitute a separate violation of same. Upon conviction of any said violation, such persons shall be punished by levying a fine not to exceed fifty dollars (\$50.00) per violation. (as added by Ord. #2446, Nov. 2012). Pam Miller has researched the codes for us.

It was discussed that we needed to contact Firewise USA to gain helpful information on organizing ourselves to reduce risk in case of a fire. Nancy Bledsoe has agreed to look into this program for us.

6. Parking permits discussed. Permits need to be generic. Not identifying the unit #. Towing signs should be displayed on property. Enforcement is always an issue. Kim is to talk with local towing companies to explain that every numbered parking space is an amenity for each homeowner. Explaining an owner should have the option of calling to have an intruder's vehicle towed at his/her expense.

7. *On Facebook?* Join your neighborhood group! Search "*Hidden Hills Neighbors in Gatlinburg*" to find the group page and join.

This group was created to foster communication between neighbors in the various condo associations located around Hidden Hills in Gatlinburg. Let's get to know one another, share information that is useful and helpful, while watching out and caring for one another.

After joining, please feel free to share with neighbors in the community so they can be a part of the group too.

8. Each unit owner is responsible for their own homeowners/liability insurance. Ask your insurance company to send proof of insurance to the HOA at Mountview Village Condos; P.O. Box 836; Gatlinburg, TN 37738 or email rita@smokytwo.com.

9. George Hawkins brought up the idea of an electric vehicle charging station on the property. Pam Miller is going to check to see if there are any government/state grants available.

10. Rita nominated Kim and Nancy requesting they stay on the board. Jim Fitton 2nd. Nancy nominated Danny Wilhelm.

All were elected by acclimation.

11. The cages over the HVAC units have deteriorated over the years. Kim is making this area a #1 priority for this year. She is asking Tim Pate to check the area where the HVAC units are situated. Making sure all the leaves and debris are blown away from the units. Tim will be asked to number each unit with stencil and paint.

The motion was made by Nancy & 2nd by Pam. Owners voted unanimously that the waterproof membrane and the landings be replaced. Kim will discuss with Tim and determine whether or not the cages are actually needed.

As HVAC units have been replaced, some vendors leave the old unit on the roof. This is not acceptable. It is each homeowners responsibility to be sure the contractor understands that he is to remove the old unit.

Jim Fitton requested the firewall in Building 5 be checked.

12. It was brought to everyone's attention that soon the pool is probably going to need some major repairs. Kim is currently getting estimates from other pool companies to be sure we are not over paying for this service.

13. Brenda Harper mentioned a need to replace some carpet on the lower porch at building 3. There is a large piece of carpet in the storage area at the pool. Kim will pass this job along to Tim Pate in maintenance. Also, the dead tree between building 3 & 4 was mentioned as dangerous and needed to be removed. Danny Wilhelm gave us the name of a reliable tree company.

14. Another maintenance request is that Tim check all of the attics to be sure nothing is being stored up there. Insulation was blown in to meet code. Nothing should be stored in the attics.

15. Cold patching and resealing the parking lot is still on the agenda and has not been forgotten. Danny Wilhelm is looking into this.

16. There was discussion on the sale of the property with frontage on Hidden Hills Road. That will have to be a joint effort with Woodlands since the property is mutually owned. Not the dog field.

VI. Adjournment

Motion by Pam Miller to adjourn. 2nd by Nancy Bledsoe. Approved.

Adjourned by Kim Hall.

Respectfully submitted,

#105 Rita H. Barton

Mountview Village HOA Secretary/Treasurer