

## Tell-E-Gram Text Only Version, June 24, 2016

### **POA Meetings and Events (red denotes irregularity of time, day, and/or location):**

- Rec 101, 12:30 p.m. Thursday, June 30, Tanasi Clubhouse
- Communications & Marketing Advisory Committee, 9 a.m. Friday, July 1, POA Conference Room
- **POA Offices Closed Monday, July 4**
- **Board Workshop Canceled for July**

## **May 2016 Financial Report**

By Parker Owen, Director of Finance

### **Sale of Speculative House at Cheeyo Place**

Last year the Tellico Village Property Owners Association extended its marketing program by encouraging the development of the Cheeyo Place residential neighborhood. One of our preferred builder partners, Mashburn Home Builder, LLC., was contracted by our subsidiary company, TVPOA Homes, LLC, for construction of one speculative house at 414 Cheeyo Place. That house has now been sold, and the line of credit used for construction financing has been paid in full from proceeds from the sale of the house.

However, this program achieved much more than just the sale of one lot and one residence. Before beginning this effort, there was only one house located on Cheeyo Place. TVPOA owned nine lots that had been obtained through foreclosures or other legal settlements, and eight other lots were owned by individuals or builders. Our Marketing Manager, Beth Kuberka, saw opportunities that had been overlooked, because this street, located within walking distance of the Food Lion shopping center, could be developed into a neighborhood to meet many of the needs voiced by a segment of potential Tellico Village home buyers. These included a desire for smaller but well-equipped homes on one level built within a walkable neighborhood, featuring cottage-style architecture.

The program has been very successful, and a year and a half later, the Cheeyo Place neighborhood has grown from one home to 11, either completed or under construction. Seven of the lots that were owned by the POA have now been returned to assessment paying status, and the remaining lots have increased in value and have become very desirable and marketable properties. Adding to the appeal of the area is a small adult park and gathering area that will serve as a place for residents to congregate informally and to have picnics, wine and cheese parties, and similar gatherings.

Financially, the results have been very positive for TVPOA. The speculative house was sold at a reasonable profit. The bank line of credit was paid off, but remains open and available to us if additional opportunities arise. Seven POA owned lots were sold for a total of \$14,000. Four more lots were returned to full assessment paying status, and over \$15,500 per year of additional assessment revenue is now assured for the long term. Kudos to Beth Kuberka for her vision of what this development could become. Many thanks to Kenny Mashburn of Mashburn Home Builders, LLC for building us a quality speculative house and for extending this building program to nine more houses in Cheeyo Place. Of course, welcome to the new residents of Cheeyo Place, most of whom are new to Tellico Village and some relocating from within the Village.

### **Work on 2015 Form 990 and 990T Returns Begins**

Now that our audited financial statements have been completed, work begins on the preparation of the Form 990 Return of Organization Exempt from Income Tax and the Form 990T Exempt Organization Business Income Tax Return. Most large tax-exempt organizations are required to file the Form 990 informational tax return annually in order to maintain their tax-exempt status.

The form provides detailed information about the organization, its governance, purposes, activities, finances and compensation practices to ensure that these are consistent with the basis on which the tax exempt status was originally granted.

The IRS is especially looking for abusive practices of some tax exempt organizations that spend a disproportionate share of their revenues on management salaries and benefits while directing a much smaller share toward the organization’s charitable or other legitimate program purposes. When an organization raises revenues for its tax-exempt programs or purposes, the IRS’s expectation is that most of that revenue will be directed toward fulfilling those programs or purposes. In the case of Tellico Village Property Owners Association, Inc., there is no question that the original purposes of the tax-exempt organization are being met, and the tax-exempt status of the organization is appropriate.

The other tax filing, called the Form 990T, is for reporting unrelated business income generated by a tax-exempt organization through a trade or business that is regularly carried on and is not related to the tax-exempt purposes of the organization. In the case of TVPOA, our gasoline dock is reported as unrelated business income because it meets these tests. While our gas dock is certainly a convenience to our members, it is also open and available to the general public, so we have reported this as unrelated business income on the Form 990T. Both the Form 990 and Form 990T will be completed later this summer and will be posted to the TVPOA website once they are accepted by the IRS. The last five years’ returns are already available on the website in the Finance section.

### **Budget Schedule Announced**

The schedule for preparation and review of the 2017 Budget and 2018 to 2022 Five Year Plan has been set, with initial budget guidelines to be reviewed at the July 15 Finance Advisory Committee Meeting and at the Aug. 2 Board Workshop. Detailed reviews of department budget proposals are scheduled for Oct. 10 through 12 with the Finance Advisory Committee, and final reviews and approvals by the Board of Directors are scheduled for the Nov. 1 workshop and the Nov. 16 regular Board meeting. All budget meetings are open to property owners, and everyone interested in following this process is encouraged to attend. The full budget schedule is posted to the TVPOA website in the Finance section.

### **Monthly Financials**

At the June meeting of the Board of Directors, two small capital project funding requests were approved. Two Jet Ski lifts at Tanasi basin were approved for \$3,958 with funding from the Dock Reserve Fund, and an outdoor gas grill and cover for \$2,895 was approved for the Yacht Club.

At this point in the year we have approved approximately 77% of the 2016 Capital Plan and are about 7%, or \$65,000, under budget for those projects that have been approved. Year to date net income reflects a favorable variance to budget of about \$204,000, though some deferred maintenance projects will offset a portion of this in the coming months. Following are Tellico Village POA budget figures for the full year 2016, year-to-date variances from budget through May 2016 operations, and year-end projections based on meeting the budget for the remaining months of the year. Net cash flows exclude changes in working capital.

<b>Cash Flow Budget, YTD Variances, Projections</b>			
<b>Cash Flow Component</b>	<b>2016 Budget</b>	<b>YTD Variance</b>	<b>Projection</b>
Net Income	\$ 138,682	\$ 203,1684	\$ 342,366
Depreciation	1,390,839	33,069	1,423,908
Capital Expenditures	(1,173,200)	65,360	(1,107,840 )
<b>Net Cash Flow (excluding Working Capital)</b>	<b>\$ 356,321</b>	<b>\$ 302,113</b>	<b>\$ 658,434</b>

## **Yacht Club and Tanasi Bar & Grill**

### **Yacht Club:**

- No Tiki Bar tonight.
- **Karaoke Night** 6-9 p.m. Wednesday, June 29, at the Yacht Club.
- **July 3 Luau Celebration** tickets on sale now at the Yacht Club for \$15. Join us for a Luau, pig roast, fireworks, music—all sorts of good stuff. Tickets are going fast!

### **Tanasi Bar & Grill:**

- **Music Monday**, June 27, Steve, Jimbo, and Nikki (from Barstool Blackout Band) 6:30-8:30 p.m.

**Farmers Market** open 9 a.m.-noon Wednesday, June 29, in the Yacht Club's parking lot.

**Tanasi Bar and Grill: 865-458-9392**

**Toqua Café: 865-458-1330**

**Yacht Club: 865-458-4363**

## **Highlights from the Board Meeting**

If you missed this week's POA Board meeting, here are some of the highlights:

- Board President Alan Hart kicked off the meeting by announcing that the Board's July Workshop is canceled due to the July 4<sup>th</sup> holiday.
- General Manager Winston Blazer gave an update on how we are doing in the food services arena. He'll report on those successes in his monthly column next week in the Tell-E-Gram and The Connection newspaper.
- Marketing Manager Beth Kuberka updated the Board on the progress with the Cheeyo Place project. Finance Director Parker Owen's column in this edition of the Tell-E-Gram hits the highlights and successes of that project.
- HOA President Rick Carlin updated the Board on HOA's new internal policy for their roadside banners, and he also updated their membership drive status.
- Public Works Director Jeff Gagley updated the Board on ACC home permits. The POA is running well ahead of budget for 2016 (that's a good thing). There have already been 39 homes permitted through May compared to 26 last year.
- Parker Owen and Kendra Forsythe gave their usual update on finances which was comprehensive and positive for 2016. The 2017 Budget meetings get kicked off in July.
- Finally, Public Relations Manager John Cherry updated the Board on the changes to the Communications and Marketing Advisory Committee Charter and the Tellico Village Broadcasting (formerly Channel 3) Charter.

The next meeting of the POA Board is 1:30 p.m. Wednesday, July 20, in the Yacht Club. Come on out and see what all the fuss is about.

## **Some Other Stuff You Need to Know...**

### **T-BART offers lake maps**

Tellico Boaters Assistance Response Team (T-BART) offers maps of the lake. For more information or to purchase a map, contact Jerry Campbell, 865-458-0861.

### **Handy tips for grandparents**

According to Jennifer Davis, “I’m a mom to a second-grade boy, wife, daughter, sister, daughter-in-law, speech therapist assistant and a Florida native. After growing up in Altamonte Springs, we moved to Indiana in 2006 and lived there for 9 years. Recently our family moved to Maryville, but have been visiting my in-laws here in Tellico Village for the past 20 years. I decided to create this blog to make it easier for grandparents to find fun places to go in and around Tellico Village so when their grandkids come to visit they won't get bored. If you have any suggestions of places you would like me to do a write up on, don't hesitate to send me an email.” To read her blog on activities, go to [tvgrandkids.blogspot.com](http://tvgrandkids.blogspot.com).

## **Historical Society presents “The Clinton 12—View from a White-Student Athlete” June 26**

Jerry Shattuck will be the guest speaker for the 3 p.m. Sunday, June 26, meeting of the Historical Society of Loudon County at the United Trinity Methodist Church in Lenoir City at Second-Avenue West and D Street. Shattuck was a 16-year-old student and athlete at Clinton High school, in Clinton, Tennessee, when it became the first southern school to integrate under the 1954 Supreme Court *Brown vs. The Board of Education* ruling. Starting on Aug. 26, 1956, he saw history being made as he watched 12 frightened and bewildered black children walk down Broad Street on their way to Clinton High School facing taunts and threats as they made their way to school. Hear his compelling story about what it was like to be a white student among this historic event. Stay and enjoy special refreshments popular in the 1950s at the end of the program supplied by Leslie Hoover.

## **“Grace and Glorie” runs through June 26**

Veteran actress and director Helen Nicholson will play Grace, and Sauni Rinehart, a Village newcomer with considerable acting background, will appear as Glorie in the Tellico Community Players’ production of the Tom Ziegler comedy *Grace & Glorie*.

Play dates are Thursday-Saturday, June 24-25 with curtain at 7:30 p.m. A matinee performance on Sunday, June 26, will begin at 1:30 p.m. All performances are at the Tellico Community Playhouse, Patricia Smith Theater, 304 Lakeside Plaza in Tellico Village.

Tickets are available on the Players’ website: [www.tellicocommunityplayhouse.org](http://www.tellicocommunityplayhouse.org), with reserved seating at \$21. The box office at the theater is open: Monday-Friday, 10 a.m.-2 p.m.

## **Music bash June 28**

The Katy Free Three, presented by the Tellico Village Jazz & Music Lovers, will perform 7-9 p.m. Tuesday, June 28, Katy Free started singing in church when she was 4, which became a stepping-stone into roles in musicals at her high school and in the community. She has sung with select choirs in Carnegie Hall and Disney World and toured several cities with jazz writer and performer Wendel Werner and various bands. She was part of the “Ladies in Jazz” put on by Kelle Jolly, at the Knoxville Museum of Art.

Rounding out the Trio: guests Terry Schmidt and Harold Nagge.

Harold Nagge is accomplished in various styles of guitar including jazz, classical, fingerstyle, and flat pick. In addition to the many combos he plays with in the Knoxville area, he has performed with The Symphony of the Mountains, Barter Theatre, the Knoxville Jazz Orchestra, and the Oak ridge Symphony. Terry Schmidt plays saxophone live and on recordings for several Knoxville area bands including Wendel Werner and The Katy Free Three.

Admission \$10/person – Happy Hour Cash Bar Service available. Please forward a check to Steve Geoffrey, 216 Kiowa Point, Loudon, TN 37774, by Monday, June 27. You will be added to a patron list. For questions, call: 865-657-5164. Capacity planning requires advance

notification. Optional YC dinner before the TJML session? Call 865-458-4363. A reservation no later than 5:30 pm is recommended.

### Passing of the Leash celebration June 30

The Smoky Mountain Service Dogs invite you to come celebrate 1:30 p.m. Thursday, June 30, in the Community Church at Tellico Village, the “Passing of the Leash” ceremony to honor US Army Capt. Stephen Raspberry. SMSD’s dog, Hooligan, is a perfect match for this veteran. The “Passing of the Leash” graduation ceremony allows us also to recognize SMSD trainers and volunteers who have played major roles in preparing this wonderful dog for a life of service. Please be respectful of the veterans and do not pet their dogs as they are working. Thank you “Facilitating a better life through canine companionship and service.”

### Computer Users Club takes a summer break

The Tellico Village Computer Users Club will NOT meet in July nor August Enjoy the summer with your families and friends. The TVCUC board will continue to meet 3 p.m. the second Tuesday of each month in Room D of the Chota Recreation Center.

For more information, go to [www.TVCUC.org](http://www.TVCUC.org)

### Holiday trash schedule

With Independ Day, July 4, Santek changed their schedule:

- If your regular day is Monday, your pick up day is Tuesday;
- If Tuesday is your regular day, your pick up day is Wednesday
- If Wednesday is your regular day, Thursday will be your pick up day.
- If your regular day is Friday, it will remain on Friday.

For questions or more information, call Santek at 844-500-1161.

### Tennessee Leash Law

Did you know Tennessee has a state leash law? Dog owners must keep their dogs on a leash when not otherwise confined. The law is for the safety of your dog and for your neighbors. Even friendly dogs can pose a health hazard to some of our more frail residents or may frighten others. Responsible pet owners make for good neighbors!

## Upcoming events at The Neighborhood

<p>Sunday, June 26 at 1-3 p.m.</p>	<p><b>Ice Cream Social:</b> Join us to create your perfect Ice Cream “Sundae on Sunday” 1-3 p.m. Tours of the new apartments available too. RSVP to assure seating to an event by contacting Marti at <a href="mailto:mhands@5ssl.com">mhands@5ssl.com</a> or 865-271-7236</p>
<p>Tuesday, June 28 at 3 p.m.</p>	<p><b>The Occupation of Japan:</b> Historical presentation by Don Whiteman, a military photographer during the occupation of Japan in World War II. His pictorial presentation and vibrant stories will be informative and entertaining. RSVP to assure seating to an event by contacting Marti at <a href="mailto:mhands@5ssl.com">mhands@5ssl.com</a> or 865-271-7236</p>

## Independence Day festivities

The POA Administrative Offices and Welcome Center will be closed Monday, July 4.

Chota Recreation Center and the Wellness Center will close 5 p.m. Monday, July 4.

The Yacht Club will have a July 3 Luau Celebration tickets on sale now at the Yacht Club for \$15. Join us for a Luau, pig roast, fireworks, music—all sorts of good stuff. Tickets are going fast!

The Yacht Club will be closed Monday, July 4.

Tanasi Bar & Grill will be open 11 a.m.-4 p.m. Monday, July 4.

Toqua Café will be open 7:30 a.m.-4 p.m. Monday, July 4.

### **In the area:**

- Saturday, July 2: Lenoir City's Rockin' the Docks at Lenoir City Park Cove; food vendors open at 1 p.m., music begins at 5 p.m., and fireworks go off at 10 p.m. Listen to the soundtrack on WFIV.
- Saturday, July 2: Greenback 4th of July Parade: 10 a.m. Lineup; 11 a.m. Parade. There will be no fish fry this year.
- Sunday, July 3: 3rd Firework Celebration at Loudon Municipal Park: 6 p.m. gates open. Cornhole, karaoke, food and fireworks at dark. The entrance gates to the park will be locked at 8:30 p.m., so if you are planning on coming inside the park to watch fireworks, make sure you are in before 8:30 p.m. For more information, call Loudon Parks & Rec at 865-458-7525.
- Monday, July 4: Loudon Lions Club 4th of July Parade: 9 a.m. Lineup on Carter Street (beside Loudon High School), parade begins at 10 a.m. No registration is required. Cash prizes awarded for creatively decorated floats, wheeled vehicles and equestrian units.
- Monday, July 4: Lenoir City 4th of July Parade and Firecracker Run: 10 a.m. Lineup at Yale Commercial Locks; 11 a.m. Parade and race at C Street. We will be kicking off the parade with our annual Firecracker Run, a half-mile fun run for children ages 5-12. The run is free and the first 100 children receive a free event t-shirt. Every runner receives a participation award and top prizes will be given to the first place boy and girl from each division. Participants for the parade or race can register by calling Lenoir City Parks & Recreation Dept. at 865-986-1223.
- Monday, July 4: The Town of Vonore parade and fireworks and live music. Lineup at Vonore Middle School beginning 6 p.m., float judging at 6:30 p.m., parade begins at 7 p.m. There will be craft vendors on the city's museum grounds and food vendors near the Heritage Park. The Southern Star Band will be playing in the park from 6 p.m. until the fireworks start.