



RBHOO GENERAL MEETING

Oct 8, 2025

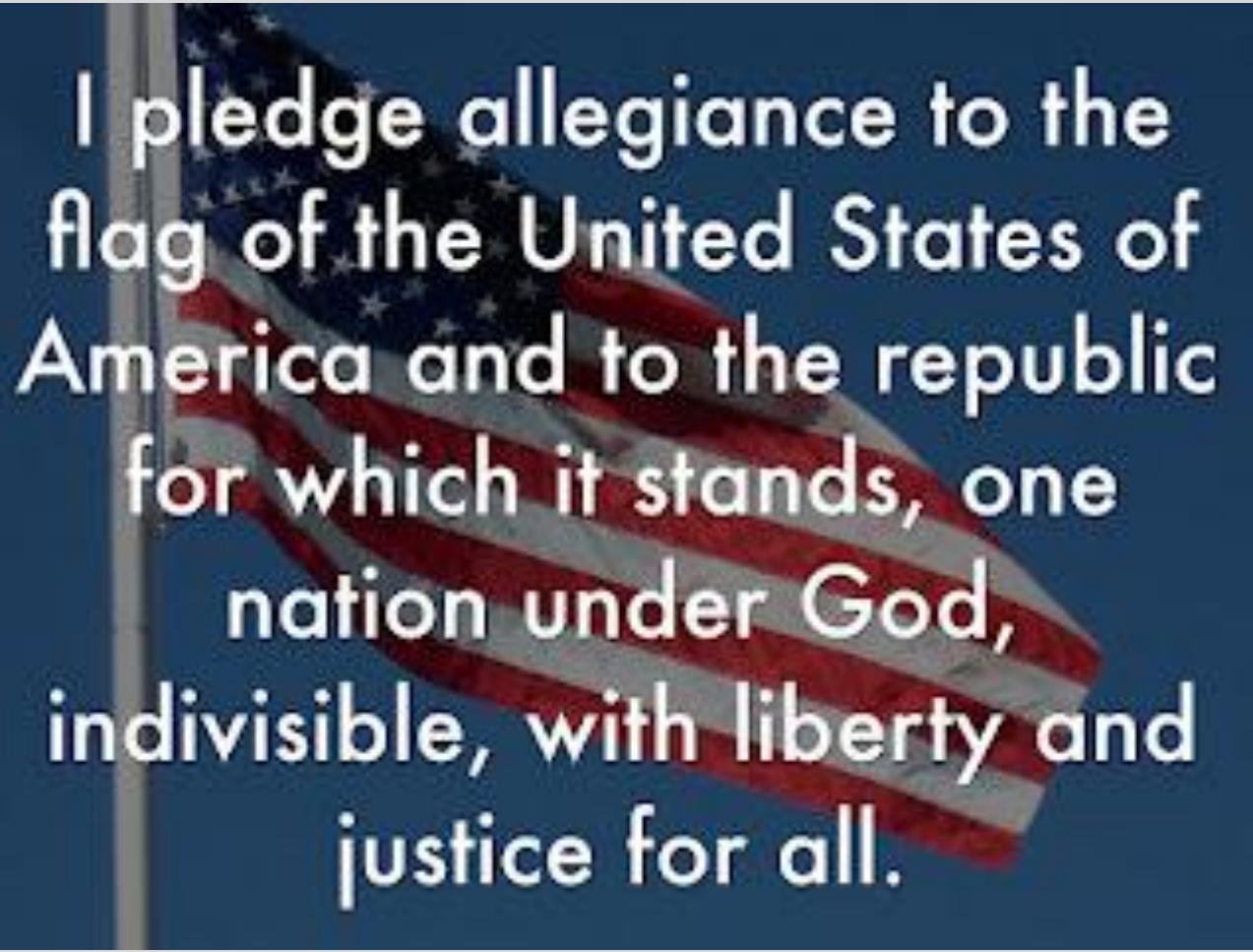


Agenda – Call to Order

- Meeting will begin promptly at 6:30pm



Pledge of Allegiance

An American flag is shown waving against a dark blue background. The text of the Pledge of Allegiance is overlaid on the image in a white, serif font.

I pledge allegiance to the
flag of the United States of
America and to the republic
for which it stands, one
nation under God,
indivisible, with liberty and
justice for all.



Before the Meeting Begins

**Be considerate and
silence you cell phone!**



Agenda

- **Old Business**
- **Education/Community Presentations**
- **New Business**
- **Upcoming Events**

Old Business

Secretary Report

- General minutes are housed on the rbhoo.org website in the form of a Zoom meeting.

Membership Report

- 2024 Membership 209
- Last Month 255
- Current Membership 258

Old Business

Treasurer Report

- **Beginning Balance (Aug. 31) \$ 5496.50**
- Dues \$ 0
- Other Income: \$ 0
- Expenses \$ 196.00
 - \$111 - Storage Unit
 - \$85 – American Legion
- **Current Balance (Sept. 30) \$5300.50**

- Outstanding Liabilities \$861
 - \$111 - Storage Unit
 - \$750 – Lawyer Fees
- Outstanding Deposits \$75 (dues)

Community/Outreach Presentation

Vonore Fire Chief – Danny Amschler (423) 519-6682



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New Business

- **By-Law Change**
- **RBHOO 2026 Director Nominations**
- **RBHOO Chili Cookoff**
- **Did You Know?**
- **Document Shredding**
- **Community Legal Update**

By-Law Change

Modify Article 3.b Board of Directors

- Number of at large directors from ‘five (5)’ to ‘three (3) or five (5)’
- Total directors from ‘nine (9)’ to ‘seven (7) or nine (9)’

RBHOO DIRECTOR NOMINATIONS

We have 3 RBHOO Members who have stepped up and volunteered for the vacant director positions next year.

Thank you to those who volunteered for the board and thank you to the Nominating Committee.

No election is necessary!



2026 RBHOO Director Nominees

- Kimm Sayer
- Kris Rowe
- Carol Strunk



RBHOO Chili Cook-Off

- Date: November 15
- Time: 2pm – 5pm
- Place: CAC
- RSVP: to Cathy Garrett NLT Nov 8
- Flyer Reminder will go out soon
- Attendees must bring a dish to share



Did You Know? All Hallow's Eve

- All Hallow's Eve is commonly known as Halloween.
- Celebrated on October 31st the evening before All Hallow's Day ...aka- All Saints Day reflecting its Christian origin's.
- It marks the beginning of All Hallow Tide – a time dedicated to remembering the dead....including Saints and Martyrs.



Document Shredding- October 18th



- Date: Oct 16th
- Time: 9:15am to noon
- Location: Bay View Villas Parking Lot
- Bring your bundles or boxes and set them behind the white trailer in order of arrival.
- You may stay to see your documents shredded or you may leave them.
- Staples may be left in but no plastic or metal spiral binders.
- This is a free service provided by Loudon County.

Lawsuit Update

Bankruptcy

- Chapter 11 Trustee Appointed – Gary Murphey of Resurgence Financial Services, LLC
- Chapter 11 Trustee Lawyer – Paul Jennings of Bass, Berry & Sims, PLC
- Next court dates
 - October 9, 2025 - retention of Trustee and Trustee Lawyer
 - October 30, 2025 – RBP Club Initiation Fees
 - November 24, 2025 – Official transcript release
- Board Representatives and RBCAI Lawyers met with Trustee and his Lawyer
 - Opening Statements to Trustee
 - *Club needs to stay open for its members.*
 - *SPC needs to stay out of the affairs of the RBCAI*
 - Major Discussion Points
 - RBCAI Concerns
 - Rarity Bay Governing Documents
 - Rarity Bay by the Numbers
 - Phase 17
 - RBCAI Property Acquisition
 - Other items

Lawsuit Update

Lawsuits – Bankruptcy (documents on RBCAI website)

- Updated schedules - 194, 195, 196, 197, 219, 612, 613, 614
- October Monthly Operating – 113s
- November Monthly Operating – 140s
- December Monthly Operating – 182s
- January Monthly Operating – 243s
- February Monthly Operating – 266
- March Monthly Operating – 295
- April Monthly Operating – 454
- May Monthly Operating – 530
- June Monthly Operating – 573
- July Monthly Operating - not yet filed
- August Monthly Operating - not yet filed

- **September 11, 2025 Unofficial Transcript of Trustee Hearing**
 - **Page 23 - start of legal reasoning for appointment of Trustee**
 - Remember – this is the unofficial transcript

Lawsuit Update

Assessment – 20-489 (filed October 24, 2018, by RBCAI)

- Judge Bryant awarded attorney fees \$406,000+ to RBP
- Final Order entered September 22, 2025
 - Board has 30 days to file appeal
- Board has voted to submit Notice of Appeal
 - Does not mean the Board will follow through with the Appeal
- Board has voted to engage outside counsel to evaluate likelihood of success on appeal
 - Cost will be less than \$5,000
- Board has asked Kevin Stevens to writeup 5 – 6 best arguments for appeal
 - Kevin will then present them to outside counsel

Lawsuit Update

Assessment – 20-489 (filed October 24, 2018, by RBCAI)

- Why appeal?
 - This Board, like previous Boards, believes that the Judge has made some incorrect decisions and/or findings of fact.
- Cost versus Benefit
 - If appeal is successful
 - RBP Attorney costs (\$406,000+) go away
 - RBP may own RBCAI attorney fees
 - RBP would owe assessments somewhere between \$1.5m - \$3.0m
 - RBP would owe assessments going forward on all or a portion of their lots
 - If appeal is unsuccessful
 - RBP already awarded \$406,000+
 - RBP would be entitled to Court of Appeals Attorney fee's (estimated at \$100,000)
 - RBCAI attorney fees estimated at \$50,000

Lawsuit Update

Election – 21-173 (filed August 27, 2020, by RBP)

- Judge Bryant ruled RBP is entitled to some attorney fees
- Both RBP and RBCAI will have to file briefs on amount

Partnership 19-943

- Tennessee Court of Appeals
- SPC filed their reply brief on August 1, 2025
- RBP filed their reply brief on September 5, 2025 (on website)
- RBP filed a supplemental motion of post-judgement facts (on website)
 - Contains bankruptcy trustee hearing transcript
- SPC file a reply to RBP's motion of post-judgement facts (on website)
- Oral arguments should be held in October/November timeframe
- Decision could be 5 – 6 months after oral arguments due to complexity of case
 - Spring/Summer of 2026

Questions on Anything

Engage Software
Bankruptcy

Chili Cook Off



Self Governance

Rumors

RBHOO Activities

Proof of Claims

www.rbhoo.org

Upcoming Events

RBHOO Regular Meetings

- **November 12** – Financial Advisor
- **December 10** – No meeting – Christmas Party

Upcoming Events

- **Oct 18** – Paper Shredding
- **Nov 2** – End Daylight Savings Time
- **Nov 15** – Chili Cookoff
- **December 10** – Christmas Party at CAC

Questions



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