



RBHOO  
GENERAL MEETING

August 10, 2022

# Agenda – Call to Order

- Meeting will begin promptly at 7pm



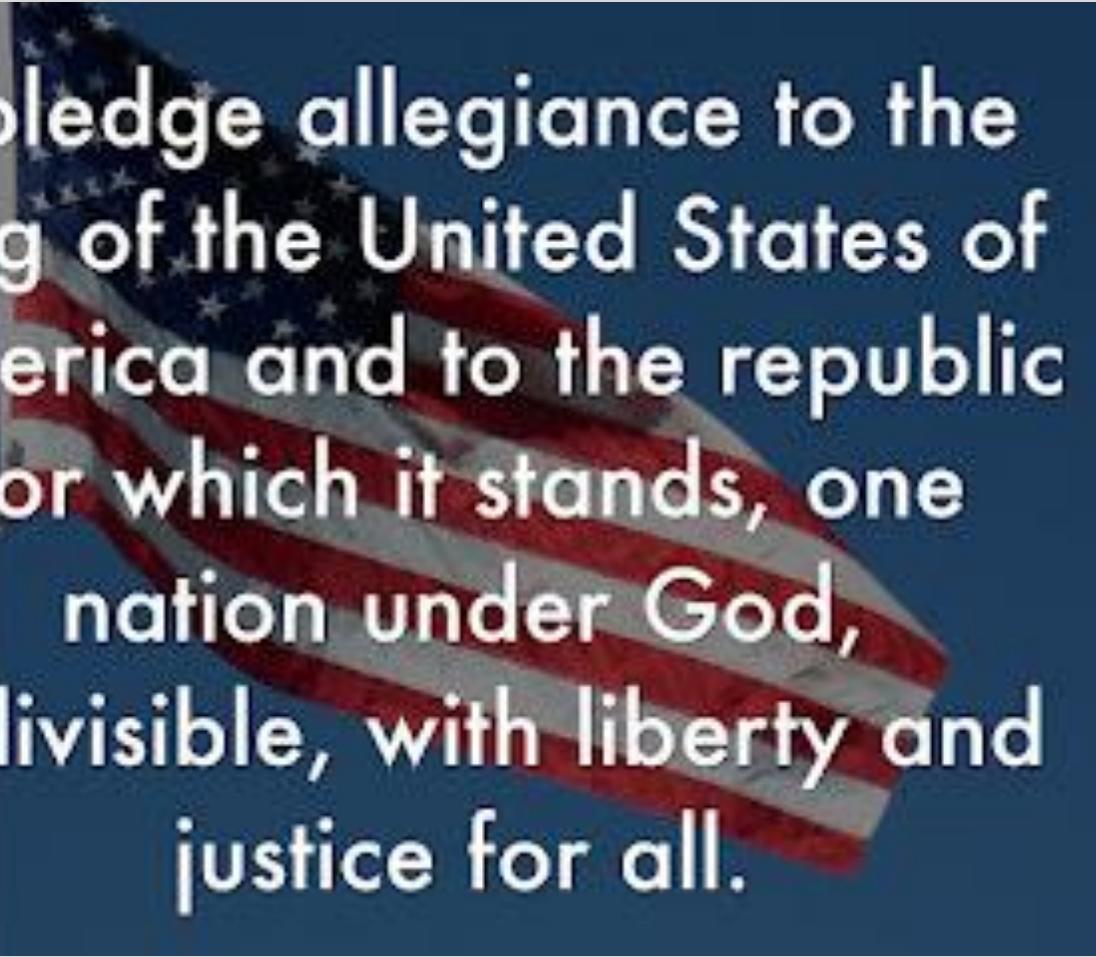
**All Zoom Participants are muted!**

**Enter questions into the chat**

**or**

**Text questions to 859-743-0451**

## Pledge of Allegiance

An American flag waving against a dark blue background.

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.



# Agenda

- **Old Business**
- **Community/Education Presentations**
- **New Business**
- **Update on RBHOO Goals**
- **Upcoming Events**

# Agenda

- **Old Business**

- Secretary Report

- May 2022 minutes are on the RBHOO website

- Treasurer Report

|   |                 |
|---|-----------------|
| ◦ Beginning Balance 5/1   | \$5643          |
| ◦ 2022 Dues   | \$120           |
| ◦ Other Income:   | \$166           |
| ◦ Expenses  | <b>\$(1559)</b> |
| <ul style="list-style-type: none"><li>◦ 600 IRS</li><li>◦ 138 PO Box</li><li>◦ 821 Picnic</li></ul> |                 |
| ◦ <b>Current Balance – 7/31</b>   | <b>\$4370</b>   |
| ◦ Liabilities   | \$283           |

- Membership Report

|                          |            |
|--------------------------|------------|
| ◦ <b>2022 Membership</b> | <b>270</b> |
| ◦ New Members            | 68         |

# Community/Outreach Presentation

**Ranger Kinton**



**Fort Loudoun State Park — Tennessee State Parks ([tnstateparks.com](http://tnstateparks.com))**

[www.rbhoo.org](http://www.rbhoo.org)

# Community/Outreach Presentation



**WATeR - Watershed Association of Tellico Reservoir ([tellicowater.org](http://tellicowater.org))**

[www.rbhoo.org](http://www.rbhoo.org)

# Old Business

- **Shout Out to Rudy Hejny and others**

- Roadside cleanup scheduled for June 26 was cancelled due to rain.
- Rudy and his team took it upon themselves to pick up trash in segments...1/3 mile a day.
- They finished Saturday.
- Picked up a total of 13 bags of trash.
- *Thank you, Rudy and others!*

- **RBHOO Incorporation**

- Received approval from IRS for 501(c) 7
- Membership fee is NOT tax deductible

# **New Business**

- **New RBHOO Members**
- **Picnic Update**
- **Community Information**
- **RBHOO 2023 Election Timeline**

# New RBHOO Members

- Standup and introduce yourself
- Where did you come from?
- Where in Rarity Bay do you live?
- Club, hobbies, etc.



# Picnic Report

- Approximately 140 attendee's
- Budgeted \$1500; spent \$1104
- Thoughts
  - **DATE:** Do the picnic in May; got lucky!
  - **MUSIC:** great but too loud for talking. Maybe have Bob & Julia for 2 hours and softer music at the beginning
  - **GAMES:** Cornhole was the most popular & only one really needed
  - **PRIZES:** Didn't need for the games but were fun for question & answer for group. Next year have some planned good questions and maybe less prizes in total
  - **DANCE:** Someone to teach the two step & a line dance
  - **MEAT:** We bought too much meat! Have everyone bring any side dish they want. Had a few people switch since we had a large sheet cake.

# Picnic Report

## ○ Thoughts

- **LOCATION:** Perfect - Would not change a thing
- **PARKING:** Earl, Phil & Carey did a great job! Everyone was impressed.
- **BATHROOMS:** May not have construction Port-A-Potty next year **so will have to budget for a rental.**
- **HELP:** **Ask for more member involvement for set up and tear down. We had neighbors volunteer to assist with the table and chair loading/unloading at the CAC and it made a big difference. May have set up and tear down committees and ask for volunteers since that was so much work (especially Saturday night).**
- **BUDGET:** We had budgeted \$1500 and came in under that at \$1104.00. Should keep it the same next year.
- **COMMUNITY FEEDBACK:** There was so much positivity from everyone about this picnic. We received numerous emails saying what a great job RBHOO. It was a huge hit with the community.
- *Please send comments/suggestions to [cindi.stapleton.rbhoo@gmail.com](mailto:cindi.stapleton.rbhoo@gmail.com)!*

# Community Information

## Many new laws effective July 1 [New Tennessee laws to take effect July 1, 2022 - Tennessee Senate Republican Caucus \(tngopsenate.com\)](https://www.tngopsenate.com/newsroom/2022/07/01/new-tennessee-laws-to-take-effect-july-1-2022-tennessee-senate-republican-caucus/)

**Ensuring safety of wake surfing** — To ensure safety on Tennessee waterways, a new law **prohibits wake surfing between sunset and sunrise on a body of water that is less than 50 acres in size and within 200 feet of any shoreline, and coves with a width of less than 400 feet, among other new rules.**

Large wakes can at times be very dangerous. They can contribute to substantial soil erosion along riverbanks and shorelines of lakes. In addition, they can damage docks along the rivers and lakes of Tennessee. Please slow down when approaching the neighborhood and community docks. TWRA is working with Rarity Bay, Rob Stooksbury and others to monitor the situation. In particular, the ‘S-Curve’ in Bat creek is causing damage to the Bay View Docks. **Don’t shoot the messenger, but I’ve been told that many of the violators are members of Rarity Bay and in some instances, residents that store their boats at the Bay View Docks. We, the Rarity Bay residents, should be the ones setting examples for others.**

**Increasing penalties for boating under the influence** (Repeat from “Offenses”) — To help keep Tennessee waterways safe, a new law increases penalties for boating under the influence. Called “Nicholas’s Law,” **it makes a boating under the influence conviction equal to that of driving under the influence for the purpose of determining whether the offender is a repeat offender.** In other words, if someone is convicted of boating under the influence and is later convicted of driving under the influence, they could be punished the same as if they were guilty of two DUIs.

### Separate Issue

It’s been reported that many children under 16 are driving golf carts in Rarity Bay. **Minimum age to drive a golf cart in Tennessee is 16 years of age** (18 in some cities).

# Community Information

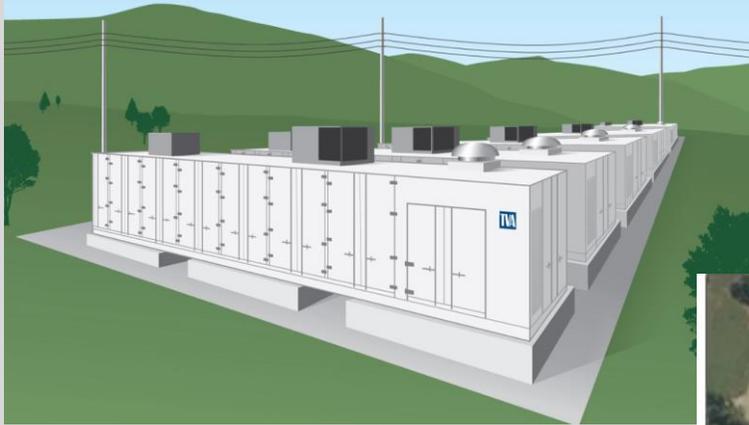
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**COVID-19 visitation law** – A new law ensures that those who live in nursing homes and assisted living facilities will be allowed to have visitors in end-of-life situations, even during a public health emergency for COVID-19. It stipulates that visitors must agree to follow safety protocols and cannot exhibit symptoms of COVID-19 or other communicable diseases and cannot violate federal or state law regulating each facility. **During the height of the COVID-19 pandemic too many Tennesseans were not able to be with their loved ones in their last days. This law ensures that won't happen again.**

**Expanding access to wheelchairs** – A new law will expand access to important medical equipment for Tennesseans who need assistance getting around outside their homes. It ensures that those who require Complex Rehabilitation Technology (CRT), defined as high-end, power and manual wheelchairs, are able to obtain them through their health insurance. These chairs are expensive and can range from \$25,000 to \$45,000, requiring many people to rely on insurance to afford them. However, previously there were policies that deny a wheelchair to someone in need because it is taken outside of their home to places such as church, the grocery store, or doctor's appointments. **This bill prohibits a health insurer from considering the location of where CRT can be used when making the medical necessity determination.**

**Traffic safety** — A new law allows a person convicted of speeding to take a defensive driving course within 90 days of their conviction in order to have up to 5 points removed from their driving record. This may be applied to only one speeding offense for each driving course completed and only once in a four-year period.

# Community Information – Battery Storage



## VONORE BATTERY ENERGY STORAGE SYSTEM AND ASSOCIATED SUBSTATION Monroe and Blount Counties, Tennessee

### FINAL ENVIRONMENTAL ASSESSMENT

TENNESSEE VALLEY AUTHORITY  
Knoxville, Tennessee

January 2022

For further information, contact:  
Brooke Davis  
NEPA Compliance  
Tennessee Valley Authority  
400 Summit Hill Drive  
Knoxville, Tennessee 37902  
E-mail: [badavis13@tva.gov](mailto:badavis13@tva.gov)



[www.rbhoo.org](http://www.rbhoo.org)

# Community Information - Conceptual Timberlake Project



# Community Information - Conceptual Timberlake Project

| DEVELOPMENT SUMMARY   |                   |
|---|-------------------|
| TOWN CENTER - COMMERCIAL/RESIDENTIAL (1 <sup>ST</sup> FLOOR ONLY) | 550,292 sq. ft.   |
| RESIDENTIAL LOTS  |                   |
| 1/4 ACRE  | 218 LOTS          |
| 1/2 ACRE  | 142 LOTS          |
| 3/4 ACRE  | 97 LOTS           |
| 1 ACRE  | 36 LOTS           |
| R & D - OFFICE/INDUSTRIAL   | 820,000 sq. ft.   |
| RECREATION GREENSPACE   | 20 ACRES          |
| INDUSTRIAL  | 1,545,000 sq. ft. |
| HOTEL RESORT  | 200 - 250 ROOMS   |
| MARINA  | 240 BOAT SLIPS    |
| COMMERCIAL STORAGE  | 105,000 sq. ft.   |



# 2023 RBHOO Election Timeline

- August 1st – Nominating Committee named for RBHOO
  - Earl Triplett is Chair; waiting for others to confirm
- September 1<sup>st</sup> – 30<sup>th</sup> – Nominations for RBHOO Board are accepted
  - 3 openings (Judy's, Rick's, open position);
  - Judy **is not** seeking another term
  - Rick **is** seeking another term
- October 12th Monthly meeting will be 'meet the candidates' (if needed)
- Election is October 12<sup>th</sup> – November 1<sup>st</sup> midnight (if needed)
- Results will be announced at the November monthly meeting
  - (November 9th)

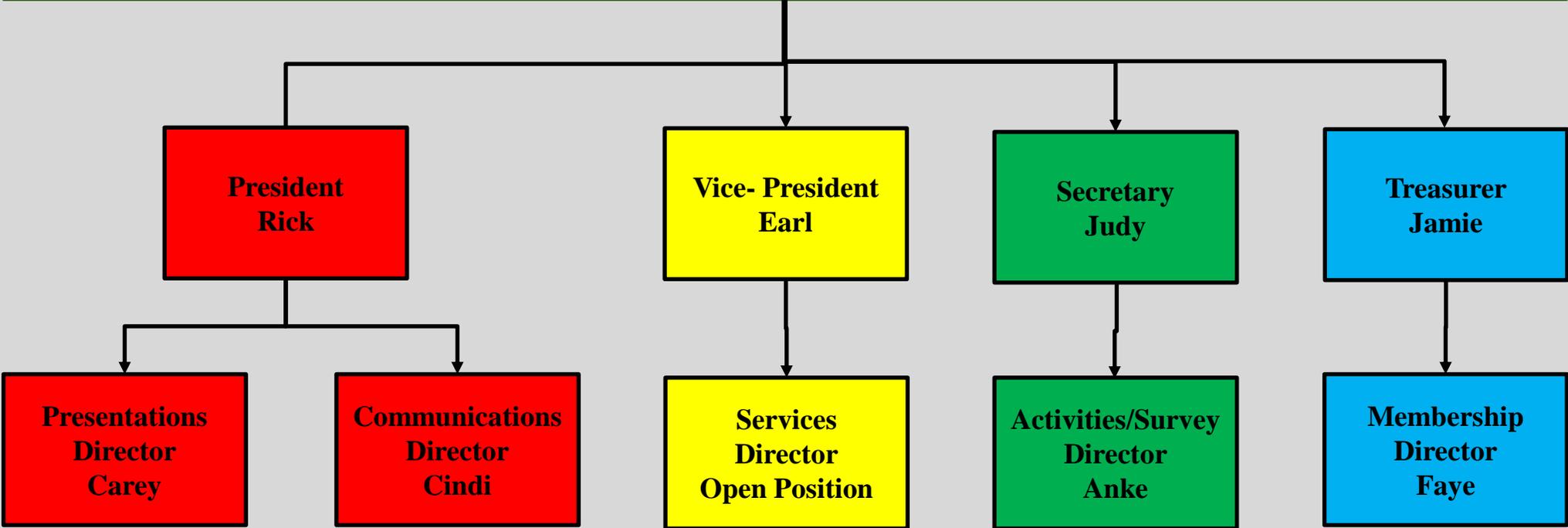
## 2022 RBHOO Goals

- Expand the duties of the Directors - **completed**
- Modernize our communication channels – **partially complete**
- Revamp the RBHOO website – **almost done**
- Expand new business section of the Agenda - **completed**
- Increase RBHOO membership – **in progress**
- Update the By-Laws - **completed**
- Work closely with the RBCAI Board - **well????**

# 2022 RBHOO Goals - Expand Duties of Directors

Rarity Bay Property Owners

RBHOO Members



# 2022 RBHOO Goals - Modernize our Communication Channels

- **Starting using Zoom for meetings; still learning**
- **Created RBHOO youtube channel**
- **Did our 1<sup>st</sup> Survey.**
- **RBHOO Newsletter – On Hold**
  - Originally schedule for April
- **Moving documents to the cloud**
  - Still working on this....all documents are being rewritten for the RBHOO website.

## **2022 RBHOO Goals - Revamp RBHOO website**

- **Phase 1 – update information – complete**
- **Phase 2 – look and feel – complete**
- **Production – waiting RBHOO Board approval.**
- **Still looking for webmaster**
  - Jack Wright – done a fantastic job; but he want to pass the torch to someone else

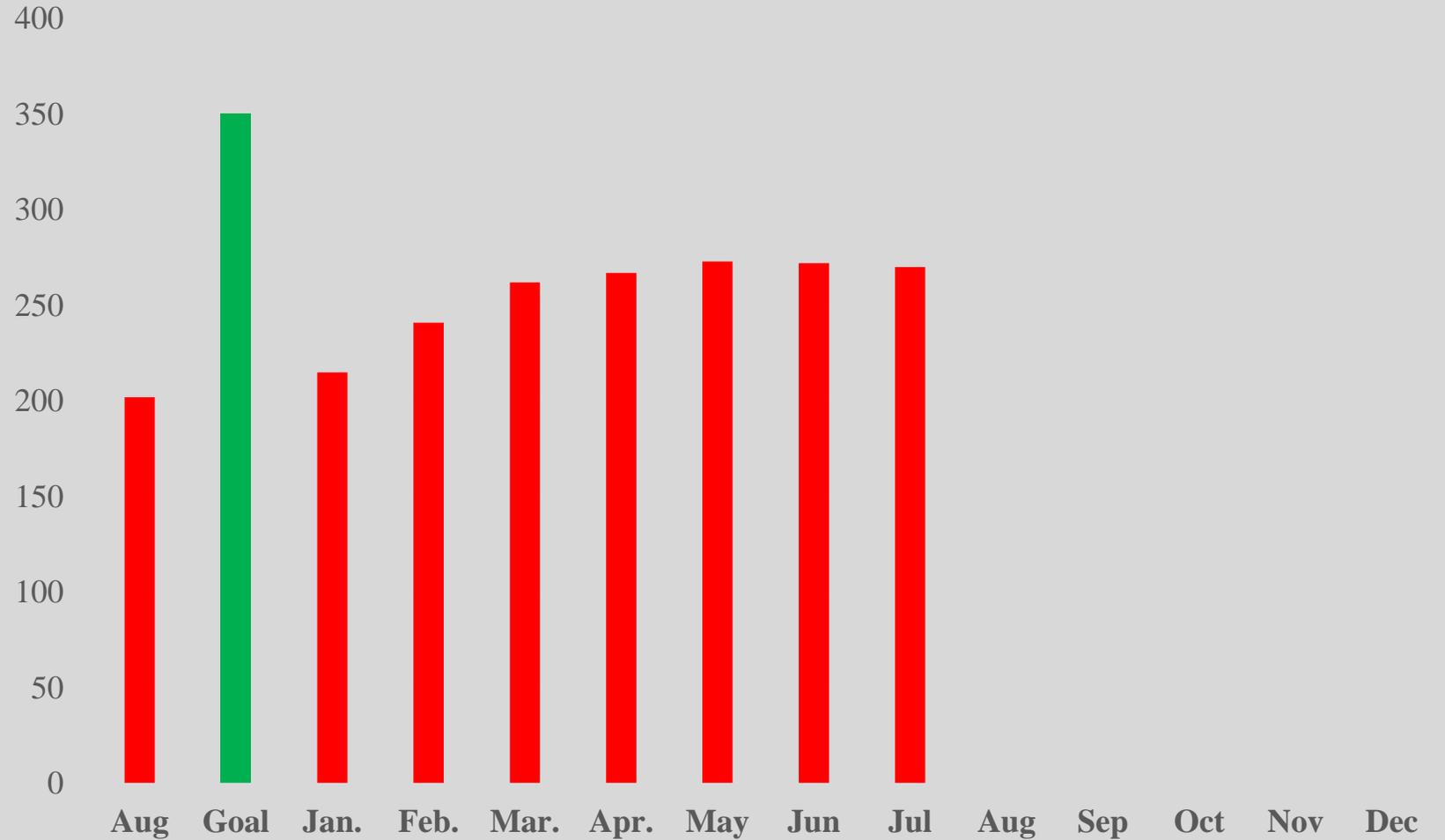
# 2022 RBHOO Goals - Increase Membership

- Membership

- 2021 - 202
- Start of Year – 215
- Current - 270
- 2022 Goal – 350

- Campaign

- Email
- Door-to-door



# Benefits of RBHOO Membership

## RBHOO represents ALL of Rarity Bay

- **Some member** activities are restricted to just RBHOO members
  - RBHOO General Meetings,
  - RBHOO Special Presentations
    - Wills, Trusts, Estates
  - Member Picnic
- **All RBHOO sponsored** activities open to entire Rarity Bay Community

House Buddies

Radon Monitoring

Knife Sharpening

Road Rally

Tents, Tables & Chairs

Roadside Cleanup

Cartridges for Kids

Services List

911 Switches

Yellow Dot

Resident Borrowing Program

Blood Drive

Document Shredding

[www.rbhoo.org](http://www.rbhoo.org)

# Upcoming Events

- Golf Cart Movie Night – September



## Upcoming Events

- Chili Cook Off – November 12 (tentative)



[www.rbhoo.org](http://www.rbhoo.org)

# Upcoming Events

- Christmas Party - December



# Upcoming Events

## RBHOO Regular Meeting

- **September 14**
  - Outreach Presentation – Good Shepard
  - Education Presentation – United Way
  - RBCAI Board Member – ??
  - Rarity Bay Club – Card Clubs
  - Activity Spotlight – TBD
- **October 12**
  - Outreach Presentation – RBHOO Meet the candidates
  - Education Presentation – ??
  - RBCAI Board Member – ??
  - Rarity Bay Club – Hiking, Bowling, Pickleball
  - Activity Spotlight – TBD

## Upcoming Events

- **October**
  - 13 – Document Shredding
- **November**
  - 6 – Daylight Savings Time Ends (1st Sunday)
  - 8 – State & Federal General election
  - 22 – Blood Drive

# Questions

- What happened at the RBCAI Organizational Meeting?
  - 4 Board Members Showed Up
    - Mike, Bob, Carole and Steve (representing a quorum)
  - First, we (Bob, Carolyn and Steve) would like to clarify the intent of Monday's called special meeting. it was our intent to follow the RBCAI bylaws and hold the officer selection that typically takes place after a Board election. We called a special meeting to effectuate the election of a president since we do not have one. It was our understanding that when boards reelect or appoint new officers you have to first remove those officers currently in place and then vote again for president, secretary, treasurer and vice president. It does not mean that the directors currently holding those offices would not or could not be voted back into those same offices. Proper notification and timing was done to hold the meeting (per the bylaws) to all individuals required. Unfortunately, on Sunday afternoon our declarant, Salem Point Capital, LLC via Michael Ayres, sent an email to each one of us putting our club membership in jeopardy based upon our actions for the called special meeting. To that end, the attached statement below is what Bob Elgin (Director) read to the assembled community on Monday morning @ 11am on behalf of all three of us.

# Questions

- What happened at the RBCAI Organizational Meeting?

*This meeting was called to meet our fiduciary responsibility as CAI Board members to select officers within 10 days after an election, and this is the 8th day.*

*Yesterday, Carolyn, Steve and I received identical letters from the Declarant containing serious allegations regarding our actions as CAI Board members, and our Club membership status. This matter requires additional attention, and as such we are cancelling today's meeting.*

*Thank you for your patience.*

- What about John Wood?
  - SPC will not allow John onto the RBCAI Board.

# Questions

| A   | B         | C             | D              | E            | F            | G             | H          | I       | J     | K |
|---|-----------|---------------|----------------|--------------|--------------|---------------|------------|---------|-------|---|
|   | John Wood | Stephen Veale | Candace Worobe | Crystal Pate | Ann Triplett | James Johnson | Jim Powers | Abstain | Total |   |
| Place   | 1         | 2             | 3              | 4            | 5            | 6             | 7          |         |       |   |
| Total Votes   | 619       | 568           | 549            | 370          | 322          | 141           | 36         | 11      | 2616  |   |
| % of Residential Votes  | 23.68%    | 21.71%        | 20.99%         | 14.14%       | 12.31%       | 5.33%         | 1.38%      | 0.42%   |       |   |
| Analysis - removing RBP and SPC votes   |           |               |                |              |              |               |            |         |       |   |
| Total Votes   | 619       | 568           | 549            | 370          | 322          | 141           | 36         | 11      |       |   |
| Less RBP Votes  | 360       | 0             | 0              | 360          | 0            | 0             | 0          | 0       |       |   |
| Sub Total   | 259       | 568           | 549            | 10           | 322          | 141           | 36         | 11      |       |   |
| Less SPC Votes  | 0         | 355           | 355            | 0            | 0            | 0             | 0          | 0       |       |   |
| Total Resident Votes  | 259       | 213           | 194            | 10           | 322          | 141           | 36         | 11      | 1175  |   |
| Place   | 2         | 3             | 4              | 7            | 1            | 5             | 6          | 7       |       |   |
| % of Resident Votes   | 22.04%    | 18.13%        | 16.51%         | 0.85%        | 27.40%       | 12.00%        | 3.06%      | 0.94%   |       |   |
| Total Votes   | 619       | 568           | 549            | 370          | 322          | 141           | 36         | 11      |       |   |
| Analysis - BEP voted for Stephen and Candace  |           |               |                |              |              |               |            |         |       |   |
| Total Votes   | 619       | 568           | 549            | 370          | 322          | 141           | 36         | 11      |       |   |
| Less BEP Votes  | 0         | 102           | 102            | 0            | 0            | 0             | 0          | 0       |       |   |
| Sub Total   | 619       | 466           | 447            | 370          | 322          | 141           | 36         | 11      |       |   |
| Less RBP Votes  | 360       | 0             | 0              | 360          | 0            | 0             | 0          | 0       |       |   |
| Sub Total   | 259       | 466           | 447            | 10           | 322          | 141           | 36         | 11      |       |   |
| Less SPC Votes  | 0         | 355           | 355            | 0            | 0            | 0             | 0          | 0       |       |   |
| Total Resident Votes  | 259       | 111           | 92             | 10           | 322          | 141           | 36         | 11      | 982   |   |
| Place   | 2         | 5             | 6              | 7            | 1            | 3             | 6          | 7       |       |   |
| % of Resident Votes   | 26.37%    | 11.30%        | 9.37%          | 1.02%        | 32.79%       | 14.36%        | 3.67%      | 1.12%   |       |   |
| Analysis - BEP voted for John and Ann   |           |               |                |              |              |               |            |         |       |   |
| Total Votes   | 619       | 568           | 549            | 370          | 322          | 141           | 36         | 11      |       |   |
| Less BEP Votes  | 102       | 0             | 0              | 0            | 102          | 0             | 0          | 0       |       |   |
| Sub Total   | 517       | 568           | 549            | 370          | 220          | 141           | 36         | 0       |       |   |
| Less RBP Votes  | 360       | 0             | 0              | 360          | 0            | 0             | 0          | 0       |       |   |
| Sub Total   | 157       | 568           | 549            | 10           | 220          | 141           | 36         | 0       |       |   |
| Less SPC Votes  | 0         | 355           | 355            | 0            | 0            | 0             | 0          | 0       |       |   |
| Total Resident Votes  | 157       | 213           | 194            | 10           | 220          | 141           | 36         | 11      | 982   |   |
| Place   | 4         | 2             | 3              | 7            | 1            | 5             | 6          |         |       |   |
| % of Resident Votes   | 15.99%    | 21.69%        | 19.76%         | 1.02%        | 22.40%       | 14.36%        | 3.67%      |         |       |   |
| Analysis - BEP voted for Steve and James  |           |               |                |              |              |               |            |         |       |   |
| Total Votes   | 619       | 568           | 549            | 370          | 322          | 141           | 36         | 11      |       |   |
| Less BEP Votes  | 0         | 102           | 0              | 0            | 0            | 102           | 0          | 0       |       |   |
| Sub Total   | 619       | 466           | 549            | 370          | 322          | 39            | 36         | 0       |       |   |
| Less RBP Votes  | 360       | 0             | 0              | 360          | 0            | 0             | 0          | 0       |       |   |
| Sub Total   | 259       | 466           | 549            | 10           | 322          | 39            | 36         | 0       |       |   |
| Less SPC Votes  | 0         | 355           | 355            | 0            | 0            | 0             | 0          | 0       |       |   |
| Total Resident Votes  | 259       | 111           | 194            | 10           | 322          | 39            | 36         | 11      | 982   |   |
| Place   | 2         | 4             | 3              | 7            | 1            | 5             | 6          |         |       |   |
| % of Resident Votes   | 26.37%    | 11.30%        | 19.76%         | 1.02%        | 32.79%       | 3.97%         | 3.67%      |         |       |   |
| Total Units - 1390 - 553 (SPC - 71; BEP - 102; RBP - 360) --> 857 properties owned by residents |           |               |                |              |              |               |            |         |       |   |
| 982 property votes; assume they voted twice = 491 property owners voted                         |           |               |                |              |              |               |            |         |       |   |
| 857 - 491 = at least 366 property owners did not vote (57% turnout)                             |           |               |                |              |              |               |            |         |       |   |

# Questions

**Should we change the time to?**

**6:30 – 7:00 Social Hour**

**7:00 – 9:00 Meeting**

**Question 2 – Tours**

**Boat Plant**

**Oakridge**



- **By-Laws 8.8**
  - Allows Special Meeting of the Board
    - Different than a Special meeting of the Members!

8.8. Special Meetings. Special meetings of the Board shall be held when called by written notice signed by the president or vice president or by any two (2) directors.

- **Tennessee Law 48-48-205 Covers Quorum**

- By-Laws and Charter to not cover open directors and quorum

8.12. Quorum of Board of Directors. At all meetings of the Board, a Majority of the directors shall constitute a quorum for the transaction of business, and the votes of a Majority of the directors present at a meeting at which a quorum is present shall constitute the decision of the Board, unless otherwise

- If there is an open director position; then there are 7 directors in office and 4 is the majority
- If all directors' positions are filled, then there are 8 directors in office and 5 is the majority

Section 48-58-205 - Quorum and voting

(a) Except as otherwise provided in chapters 51-68 of this title, the charter or bylaws, **a quorum of a board of directors consists of a majority of the directors in office immediately before a meeting begins**. In no event may the charter or bylaws authorize a quorum of fewer than the

- Tennessee Law was referenced when there were only two directors, and a quorum could not be met; so, it should still apply for an open director position!