



RBHOO
GENERAL MEETING

January 12, 2022

Agenda – Call to Order

- Meeting will begin promptly at 7pm



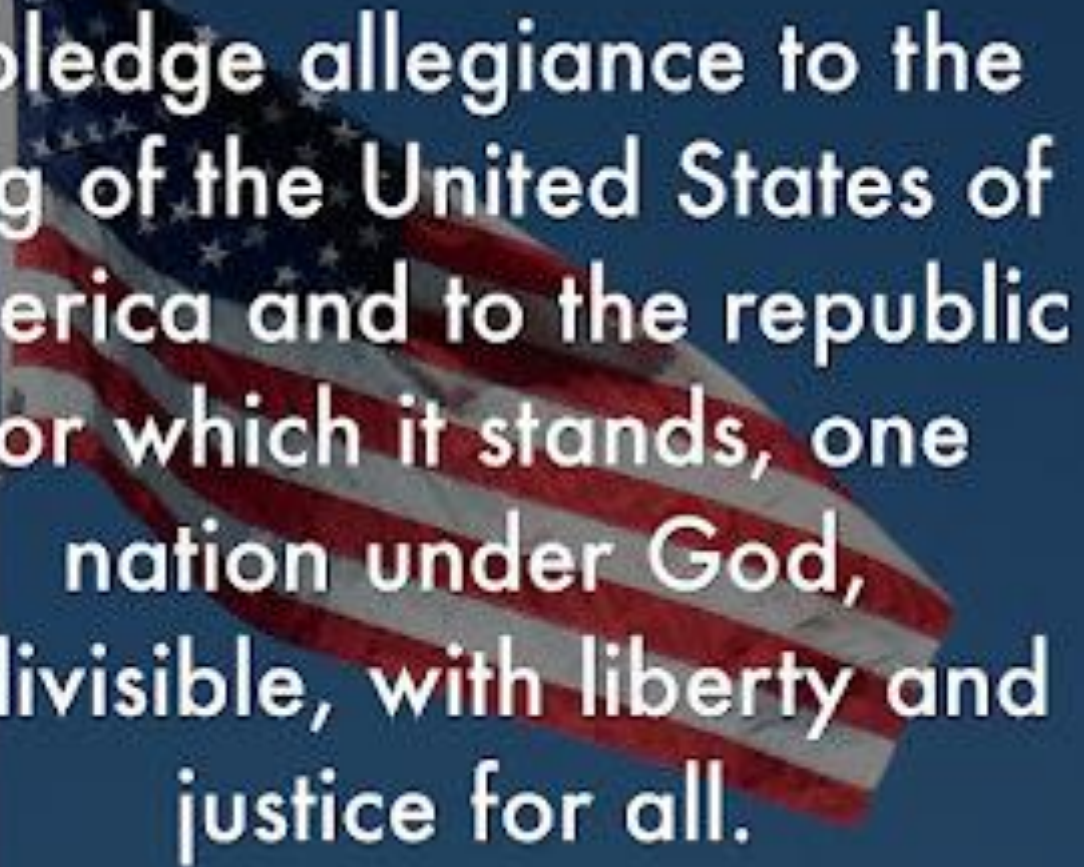
All Zoom Participants are muted!

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.



Board Members

- **Special Thanks to 2021 Outgoing Board Members**

Duane Baumert

Tom 'TK' Kelly

Tom Russell

Ray Wallace



Board Members

- **2022 RBHOO Board**

Judy Carter

Curtis Crawford

Jamie Frisbey

Rick Hoban

Anke Linton

Faye McGinnis

Carey McHugh

Cindi Stapleton

Earl Triplett



Agenda

- **Old Business**

- Secretary Report

- November 2021 minutes are on the RBHOO website

- Treasurer Report

- November Balance \$4,646
 - 2022 Dues \$3,375
 - Other Income: \$140
 - Expenses \$440
 - **Current Balance \$7,722**

- Membership Report

- **2022 Membership 231**
 - New Members 54

Agenda

- **Outreach Presentation**
 - Presentation by Alisa Hobbs of CASA
 - www.casamonroe.org
- **2022 RBHOO Direction/ Goals**
- **Community/Education Presentation**
 - TVA Land Management
- **Upcoming Events**



RBHOO - Direction

Purpose Statement from By-Laws

Provide an independent organization and committee structure to pursue matters of interest or benefit to all homeowners and other property owners in Rarity Bay. In this regard, RBHOO shall endeavor to work with and avoid unnecessary duplication of the efforts of the Rarity Bay Community Association, Inc. (RBCAI) and other community organizations or committees.

Provide a forum to consider and address issues of mutual concern primarily affecting homeowners and those building, or about to build, in Rarity Bay.

Share information on topics affecting our members and the Rarity Bay community through speakers and educational programs, forums, the RBHOO website and other means of communication as appropriate.

Encourage member participation in RBHOO, its projects and other volunteer activities in Rarity Bay and the surrounding communities.

Through member involvement, strengthen and enhance the quality of life in Rarity Bay.

Working to protect and enhance the property rights and property values of the owners of residences and lots in Rarity Bay.

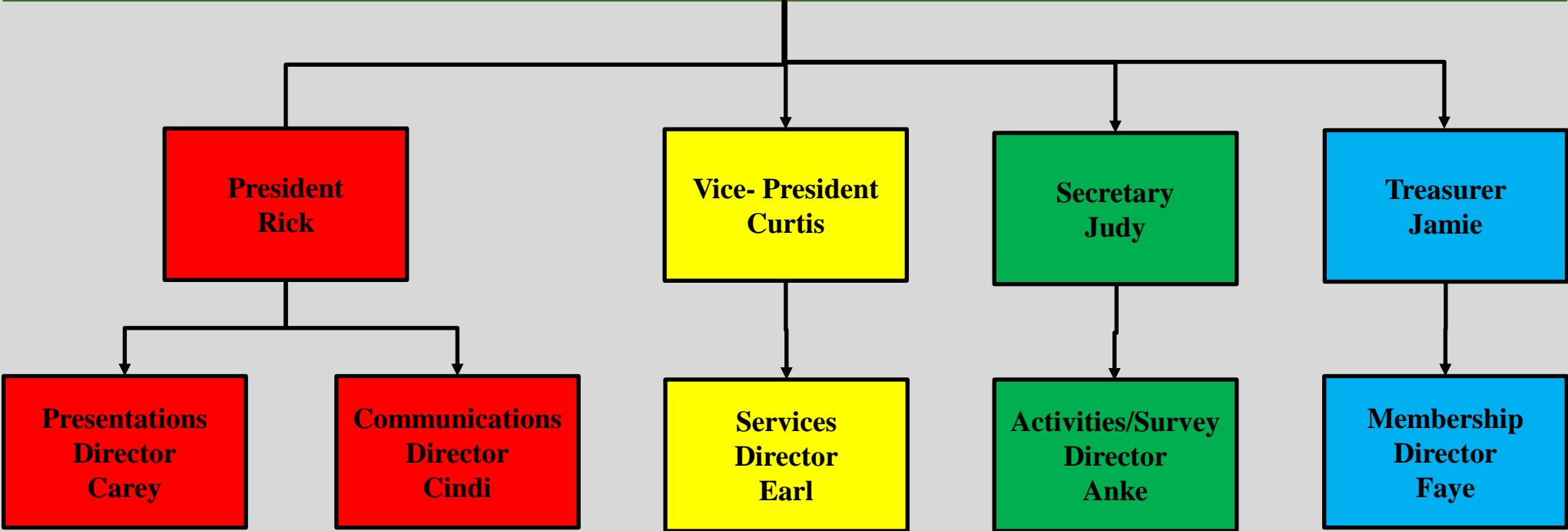
2022 RBHOO Goals

- Expand the duties of the Directors
- Modernize our communication channels
- Revamp the RBHOO website
- Expand new business section of the Agenda
- Increase RBHOO membership
- Update the By-Laws
- Work closely with the RBCAI Board

Utilize All RBHOO Board Members

Rarity Bay Property Owners

RBHOO Members



More of a Group Approach

- **Presentations Director – Carey McHugh**

- Rick Hoban, Earl Triplett & Faye McGinnis

- **Communications Director – Cindi Stapleton**

- Rick Hoban, Curtis Crawford, Judy Carter & Anke Linton

- **Membership Director – Faye McGinnis**

- Jamie Frisbey, Carey McHugh & Cindi Stapleton

- **Activities/Survey Director – Anke Linton**

- Judy Carter, Curtis Crawford & Jamie Frisbey

- **Services Director – Earl Triplett**

- Curtis Crawford & Rick Hoban

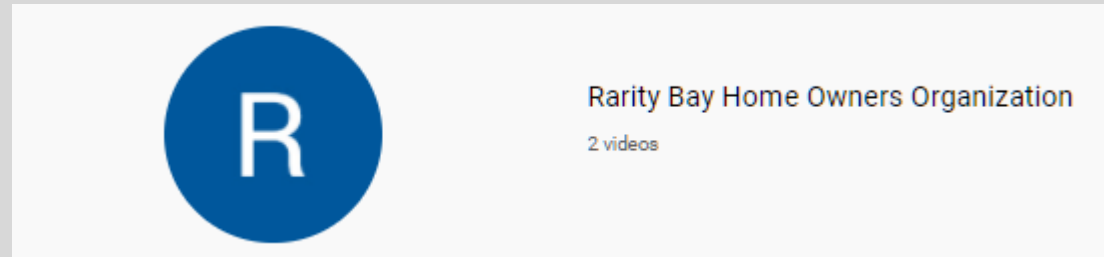
Modernize our Communication Channels

- **Utilize Zoom and record all meetings**

- Recording link will be sent with the minutes

- **RBHOO YouTube Channel**

- https://www.youtube.com/channel/UCdg7hfM2gs7Ib9h2NjZ2Q_g
- www.youtube.com
- search RBHOO



- **Restart the RBHOO Newsletter**

- First one in March

Modernize our Communication Channels

- Provide an independent organization and committee structure to pursue matters of interest.....
- **Utilize more surveys**
 - What's important to the community?
 - Online via
 - Google Forms/Survey Monkey
 - 1st Survey – General in nature
 - February/March
 - Follow on Surveys
 - More specific
 - Results will be shared
 - Members
 - RBCAI Board
 - Community



Modernize our Communication Channels

- **Misc.**

- Implement @RBHOO.ORG email addresses
 - info@rbhoo.org
- Migrate all RBHOO documentation to the cloud
 - Google Docs or similar

Revamp the RBHOO website

- **Jack Wright is taking the lead**
 - Team effort
 - Looking for volunteers
 - Contact Jack Wright
- **Two phase approach**
 - Phase 1 - Update Information
 - February
 - Phase 2 - New look and feel
 - April – mock up
 - June - production



Expand Business Meeting Segment

- **Each Regular General Meeting**

- Outreach Presentation
- Educational Presentation

- Meet & Greet
- Rarity Bay Club Highlight
- RBHOO Activity Spotlight

Expand Business Meeting Segment

- **Meet & Greet**

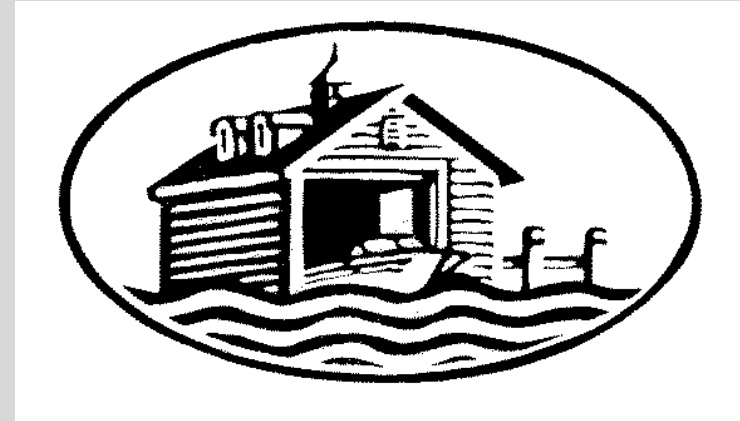
- New Neighbors (New to RBHOO and Rarity Bay)
 - Quick Introduction
- 'Old' Neighbors
- RBCAI Board Member
- RBHOO Board Member



Expand Business Meeting Segment

- **Rarity Bay Club Spotlight**

- Yacht Club
- Garden Club
- Hiking
- Men's Fellowship
- Women's Fellowship



Expand Business Meeting Segment

○ **RBHOO Activities**

- House Buddies
- Road Side Cleanup
- Yellow Dot
- Radon Monitoring Equipment
- Cartridges for Kids Recycling Program
- Services Reference List
- Knife Sharpening
- Loaner Closet
- Document Shredding
- Blood Drive
- 911 Switches



Increase Membership

- **Membership**

- Current - 236
 - 30% of Total Member Potential
 - 40% of Homeowner Members
- 2022 Goal – 350
 - 44% of Total Member Potential
 - 56% of Homeowner Members

- ***All members of RBHOO are ambassadors of RBHOO!***

- **Please invite your neighbors to be members! → www.rbhoo.org**

- **Power is in our numbers.**

Rework RBHOO By-Laws

- **Annual Election**

- Timeline for the election (Annual Meeting is the election)
 - Nominations
 - Open 75 days before annual meeting
 - Close 45 days before annual meeting
 - Meet the Candidates Night
 - General Meeting prior to the Annual Meeting
 - Ballots sent shortly after Meet the Candidates Night
- Clearly define proxy voting

- **RBHOO Executive Session**

- Vote by email/proxy/zoom

Work more closely with RBCAI

- **Plan regular meetings with the RBCAI Board President**
 - Start after February election
- **Encourage them to be members of RBHOO and/or attend our meetings**
- **Invited them to come and introduce themselves**
 - Start with 4 members that are staying on the Board
 - Invite new Board members as well

Questions



www.rbhoo.org

Tellico Reservoir Land Management Revision

In June 2000, TVA issued the Tellico Reservoir Land Management Plan and Environmental Impact Statement (TVA 2000), which examined the potential effects of several alternative methods to manage reservoir lands on Tellico Reservoir. TVA is proposing to revise 2000 RLMP and has prepared an Environmental Assessment (EA) to review three alternative land plans.

Under Alternative A (the “no action” alternative), TVA would continue to manage its lands based on the 2000 RLMP.

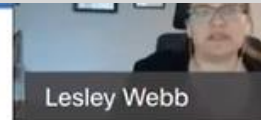
Under Alternative B, TVA proposes to revise the 2000 Tellico Reservoir Land Management Plan (2000 RLMP) and to alter the land use allocations of 102 parcels in response to new issues and changes in conditions and circumstances that affect approximately 2,075.0 acres of the 12,787.6 acres (16.2 percent) of public lands managed by TVA on Tellico Reservoir in Blount, Loudon, and Monroe Counties in east Tennessee.

Under Alternative C, TVA would alter the land use allocations of 101 parcels, affecting approximately 1,904.5 acres of the 12,787.6 acres (14.9 percent) of public lands managed by TVA.

- [2021 tellico rlmp draft revision 11.9.214674d1f1-12bd-4154-aef8-9756cff2f830.pdf \(azureedge.net\)](#)
 - **Track 43 – page 66**
 - **Track 46 – page 68**

Tellico Reservoir Land Management

Single-Use Parcel Allocation System (Zones)



- **Zone 1: Non-TVA Shoreland**- Shoreland that TVA does not own in fee.
- **Zone 2: Project Operations**- Land currently used, or planned for future use, for TVA operations and public works projects.
- **Zone 3: Sensitive Resource Management**- Land managed for the protection and enhancement of sensitive resources.
- **Zone 4: Natural Resource Conservation** – Land managed for the enhancement of natural resources.
- **Zone 5: Industrial** – Land currently used, or planned for future use, for economic development.
- **Zone 6: Developed Recreation** – Land currently used, or planned future use, for concentrated, active recreational activities.
- **Zone 7: Shoreline Access** – TVA-owned land where Section 26a applications and other land use approvals for residential shoreline alterations are considered in accordance with TVA's Shoreline Management Policy



Tellico Reservoir Land Management

- **Public Scoping Webinar**

- [TellicoWebinar 022521 \(brightcove.net\)](https://www.brightcove.net/ondemand/vod?id=022521)
 - 16:30 Into it

- **Interactive Map - Current**

- [Reservoir Land Management Plan Map \(arcgis.com\)](https://arcgis.com)

- **Interactive Map - Proposed**

- [Tellico Reservoir Land Management Plan \(arcgis.com\)](https://arcgis.com)

- **Map Panels**

- [draft-rlmp-maps-panels-09-29-21e33d20b7-cb11-4876-a28f-b1bf02a37ef3.pdf \(azureedge.net\)](https://azureedge.net/draft-rlmp-maps-panels-09-29-21e33d20b7-cb11-4876-a28f-b1bf02a37ef3.pdf)

Upcoming Events

RBHOO Regular Meetings

- **February 9**
 - Outreach Presentation – Dr. Phillip Swanson
 - Education Presentation – TBD
 - RBCAI Board Member – Crystal Pate
 - RBHOO Board Member – Judy Carter
 - Rarity Bay Club – Community Garden
 - Activity Spotlight – 911 Switches
- **March 9**
 - Outreach Presentation – TBD
 - Education Presentation – TBD
 - RBCAI Board Member – Chuck Porter
 - RBHOO Board Member – Rick Hoban
 - Rarity Bay Club – Yacht Club
 - Activity Spotlight – TBD

Upcoming Events

- **January**
 - 19 – Meet the RBCAI Candidates (Country Club)
 - 24 – Electronic Voting Opens
- **February**
 - 23 – RBCAI Annual Meeting/Election (Church)
- **March**
 - Knife Sharpening
- **TBD**
 - Road Side Cleanup
- **???**
 - **RBHOO Member Appreciation Picnic**
- **May**
 - 4 - Blood Drive
- **November**
 - 22 – Blood Drive