



RBHOO GENERAL MEETING

March 13, 2024

Agenda – Call to Order

- Meeting will begin promptly at 7pm



All Zoom Participants are muted!

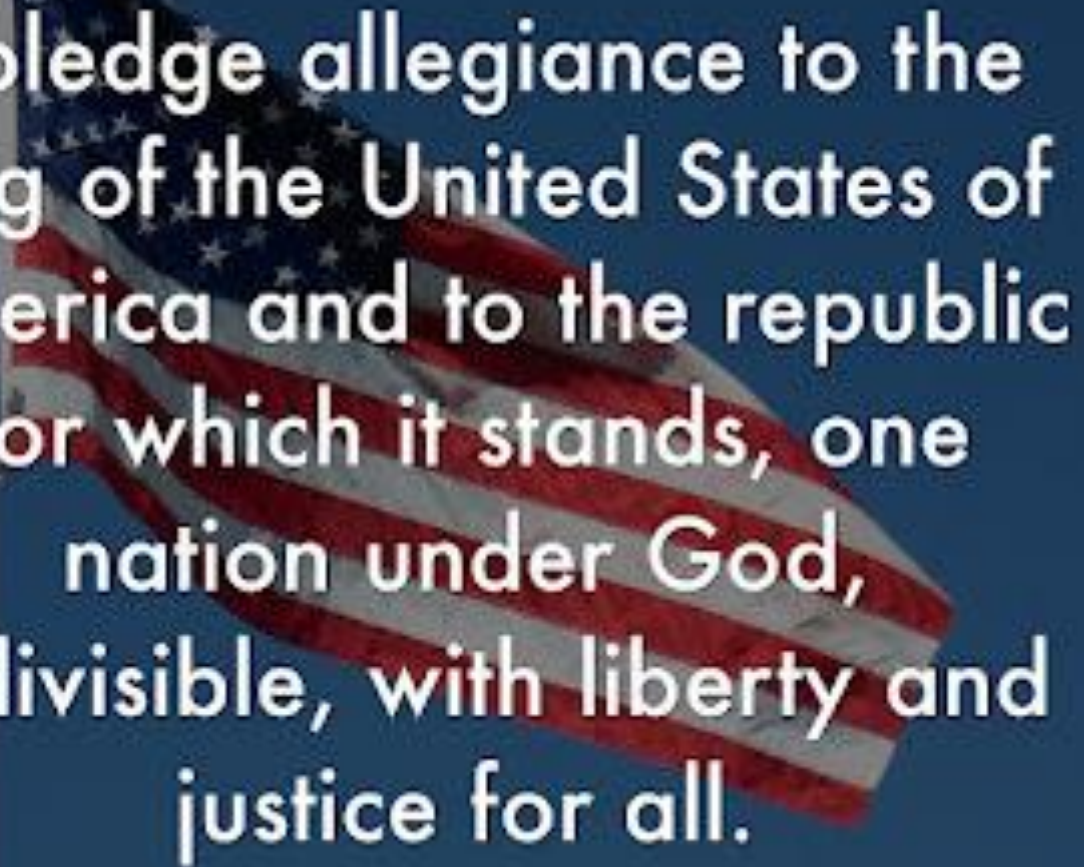
Enter questions into the chat

or

Text questions to 859-743-0451

**Pictures might be taken and possibly used on the
RBHOO website.**

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 white, bold, sans-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.



Save the Date – Friday April 26th!

Many Sponsors (Raised around \$15,000)

- RBCAI Board Members
- Clubs
 - Women's,
 - RBHOO,
 - Pickleball,
 - Community Garden
- Builders
- Realtors
- Tradesmen
- Residents (current and past)

Tickets cost \$50/person

- Open to current and past residents
- Sponsors
- Singles welcomed

Let the healing begin!



Agenda

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

Old Business

Secretary Report

- Zoom meeting is on www.rbhoo.org.
- No written minutes were taken; nothing to approve, Zoom meeting is the minutes.

Membership Report

- 2024 Membership Goal 200
- **2024 Membership** **191**
- 39 New Members
- 8 Old Members (prior to 2023)

Old Business

Treasurer Report

◦ Beginning Balance (12/31)	\$ 6764
◦ Dues	\$ 1425
◦ Other Income:	\$ 0
◦ Expenses	\$ 1597
◦ \$97 - Storage Unit	
◦ \$500 – RBFR	
◦ \$1000 – 30 th Celebration	
◦ Current Balance (1/31)	\$6592
◦ Outstanding Liabilities	\$731
◦ \$731 – Membership Drive	
◦ Outstanding Deposits	\$235 (dues)

Community/Outreach Presentation – Loudon County Chamber

Rodney Grugin, President of the Loudon County Chamber of Commerce



www.rbhoo.org



Agenda – New Business

- Battery Energy Storage System (BESS) – Update
- TRDA Timberlake
- Greenback Quarry
- Lawsuit update
- House Buddies
- Yellow Dot/Vial of Life

New Business - BESS

Tennessee Valley Authority – Battery Energy Storage System



New Business - BESS

Tennessee Valley Authority – Battery Energy Storage System

- Send email to verify they are still coming to discuss the ERP
- Response from TVA
 - “We (TVA) discussed/reviewed the ERP and the our plans to present to the RBHOO. The ERP itself is considered business sensitive information since it does have employees personal cell numbers/contact information therefore we will not be able to provide you with a copy. We are however developing a power point presentation that will highlight the pertinent information from the ERP for review with the RBHOO. The presentation will need to be reviewed by several groups within TVA so we will not be ready to present it on the 13th. If possible, TVA would like to get a meeting set up with the RBHOO the first week of April for the presentation. Let me know what day the week of April 1st and we will get it on everyone’s calendar here at TVA.”
- RBHOO is trying to schedule a ‘special meeting’ for Tuesday April 2nd

New Business - BESS

Tennessee Valley Authority – Battery Energy Storage System

- Asked for clarification on why no evacuation as lots in Rarity Bay will be within ¼ mile of plant
- Response from TVA
 - “We will certainly discuss this for clarity in our meeting, but there is not a need for an evacuation plan due to the calculated exclusion zone being 333’ from the BESS containers. That distance does not reach Hwy 72 from the nearest BESS container.
- Sent follow up email asking about the 333’ number. “
 - Review of BESS fires in the EPRI data base show ¼ mile evacuation, ½ mile shelter in place and shutdown of roads.
- Waiting on reply

New Business - BESS

Egress Road Status



New Business - BESS

Egress Road Status

- RBCAI is taking the lead (infrastructure/administration towers)
- Money in RBCAI 2024 Budget
 - Trying to get TVA to cover costs
 - “I am not saying that TVA is unwilling to participate in an emergency exit, I was just saying that the emergency response plan is not requiring the community to evacuate since the exclusion zone would not reach hwy 72 and because of that, the RBHOO might want to re-evaluate the need for it when we discuss the ERP. **What I am saying is that TVA would have to get an environmental study completed on the area of road construction to allow it to participate in funding. That process will take several months and would likely not be completed by the time the BESS goes commercial.**

New Business - BESS

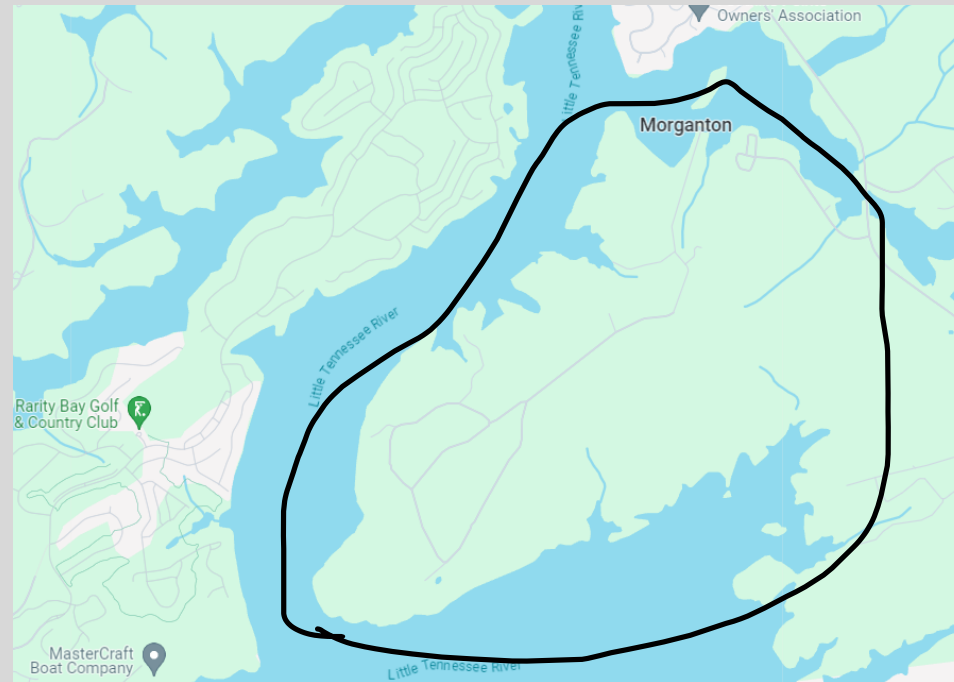
Egress Road Status

- Road goes over SPC land
 - SPC agreed to easement
 - Plat survey completed by Sterling engineering
 - Easement contract between RBCAI and SPC complete
 - RBCAI signed and notarized contract and plat
 - Waiting on SPC signature
- Next Steps (after SPC signs)
 - Survey of road over TRDA land by Sterling engineering
 - Review lease agreement (extent terms)
 - Start construction

New Business – Timberlake Project

TRDA – Timberlake Project

- TRDA is looking for a developer
- Located across from Rarity Bay at wares end



New Business – Timberlake Project

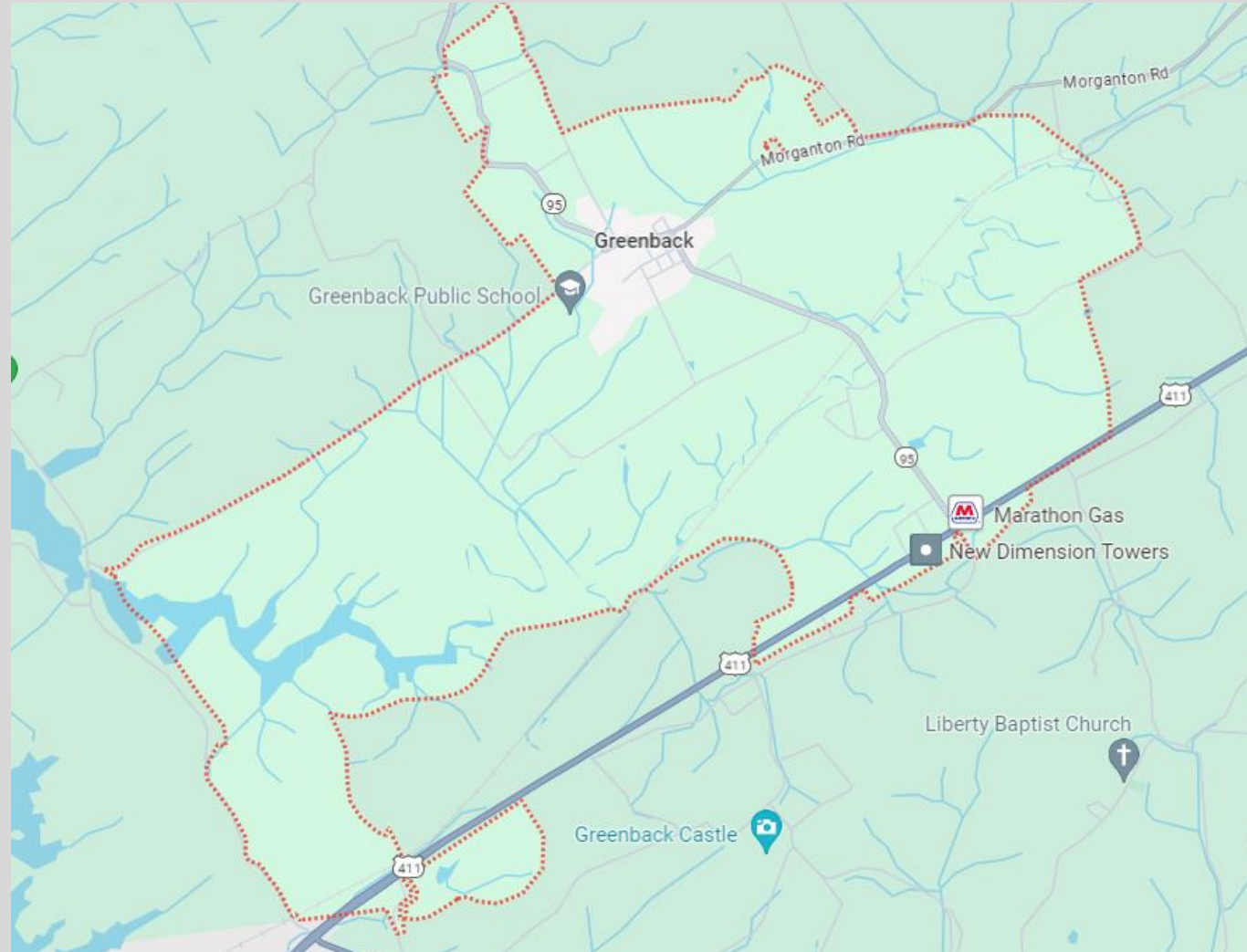


New Business – Timberlake Project

DEVELOPMENT SUMMARY	
TOWN CENTER - COMMERCIAL/RESIDENTIAL (1 ST 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.



New Business – Greenback Quarry 9



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New Business – Greenback Quarry 9

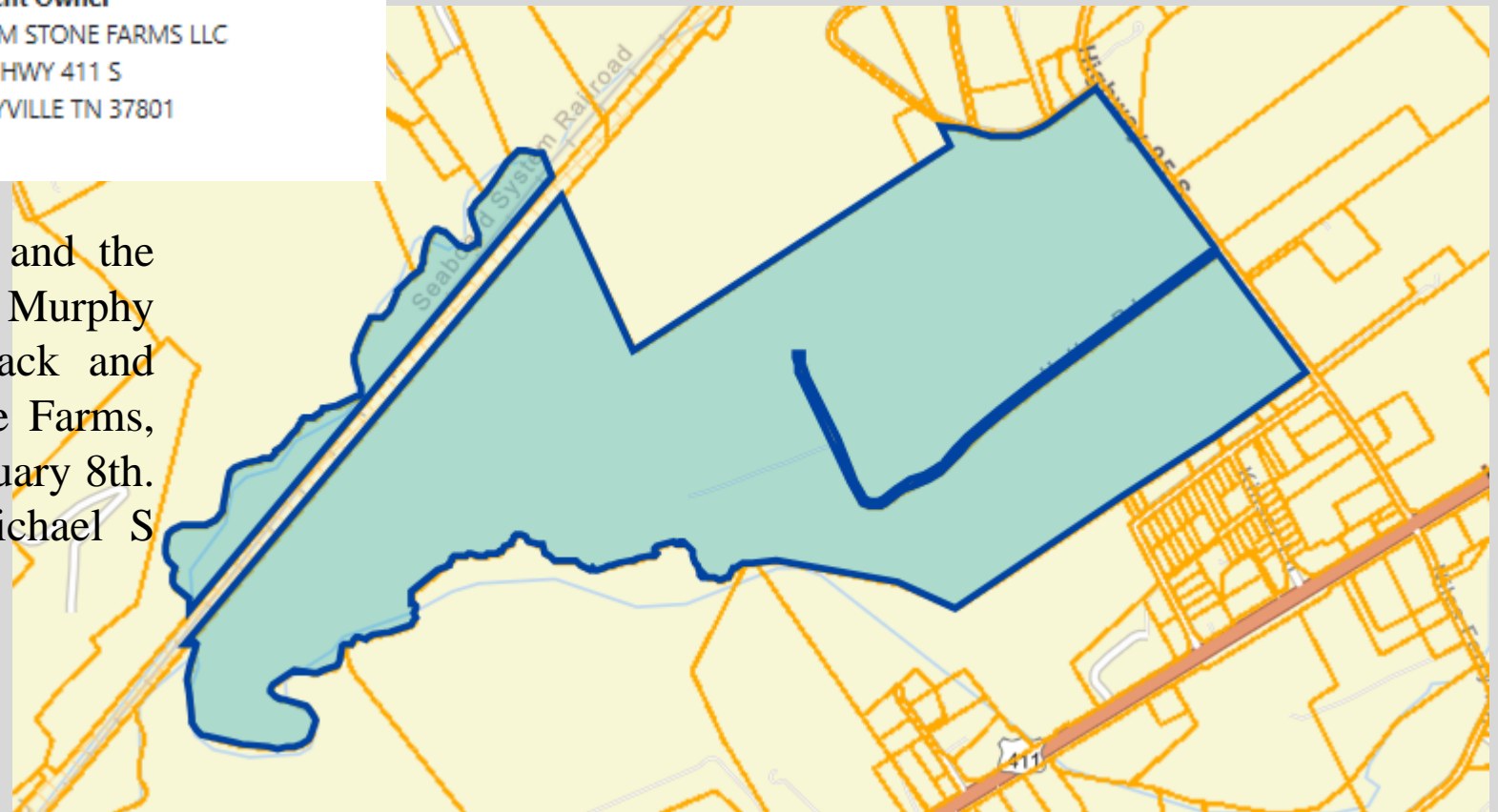
January 1 Owner

HUTTON HAROLD WAYNE ETUX
CHERYL W
6823 ELAINA LANE
TUSCALOOSA AL 35406

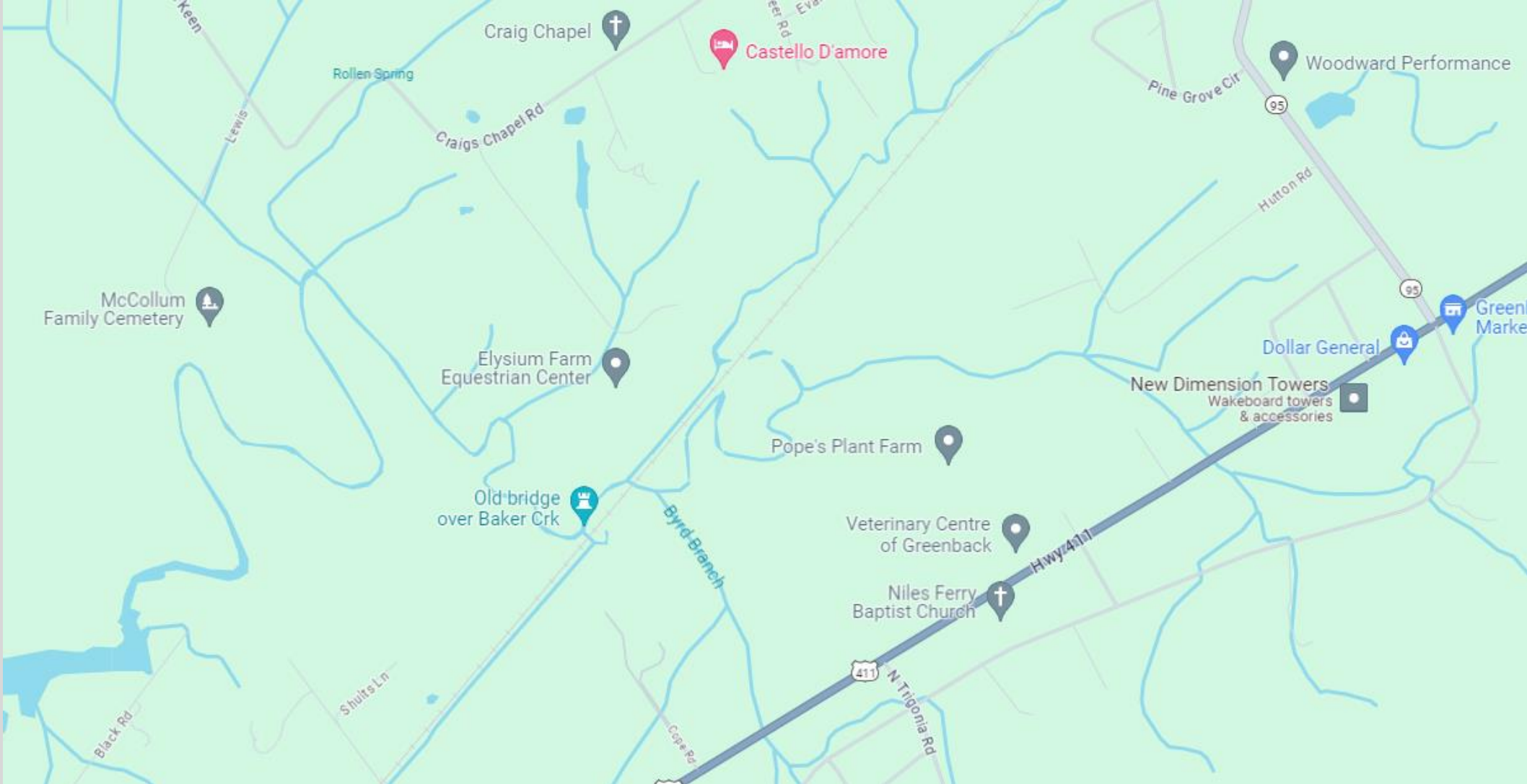
Current Owner

M & M STONE FARMS LLC
4921 HWY 411 S
MARYVILLE TN 37801

The addresses on the deed and the LLC come back to Rodney Murphy owned property in Greenback and Blount County. M&M Stone Farms, LLC was just created on January 8th. The affiant signature is Michael S Malicota.



New Business – Greenback Quarry 9



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Lawsuit Update

RBCAI/RBP

- Assessments 20-489 March 27 and 28 (April 8 if needed)
- Election 21-173 March 27 and 28 (April 8 if needed)

SPC/RBP

- Partnership 19-943
- Order issued on March 1, 2024
 - SPC lost standing to be Declarant in 2017

Declarant Lawsuit

- Motion for Summary Judgement was Denied
- Plaintiffs have asked SPC to agree to file motion confirming that there is no Declarant
 - Based upon SPC/RBP order

Frisbey Lawsuit – Court of Appeals

- Brief by SPC/Response to Brief by Frisbey/Response to the Response by SPC
- April 10 – oral arguments

RBHOO – House Buddies



Rarity Bay House Buddies Check List

Rev. 12 - 01/08/2022

Homeowner Name _____ House Buddy Name _____

Homeowner Phones _____ Cell _____ (Emergency Contact) _____

Street Address _____ Security Access Code _____

Main Water Valve Location (in House) _____
(at Street) _____

Primary Sewer System Maintenance Contractor _____ Phone # _____

Main Sewer System Valve Location (at Street) _____

Sewer Alarm and Tank Location _____

Main Electrical Breaker Panel Location _____

Heater/AC and Water Heater Systems Location _____

Irrigation Control Box Location: _____

Dock Operation Breaker Box Location: _____

ACTIONS TO BE TAKEN BY THE HOMEOWNER:

- 1) Recruit at least 2, (3 preferred) neighbors to be your "House Buddies".
- 2) Supply them with a key to your house and walk them through the house and grounds, using this Check List as a guide to familiarize them with key components and operational aspects of your house, making notations on the Check List.
- 3) Make a copy of the notated Check List for each House Buddy, and one for your records. (No central collection system for these)
- 4) Using the supplied RBHOO House Buddies Decal, write the phone numbers (not names) of your House Buddies on the Decal. Use home or cell numbers as you wish. Use a permanent marker & tape over with scotch tape, or use Dymo-type label maker. (Sun Fade protection)
- 5) Apply the House Buddies Decal to your front door glass or the door surround glass. If this is undesirable, locate the Decal where it is easily visible from the front entrance.
- 6) Recommendation: Mount an extra copy of the notated HB Check List on the front panel of your electrical breaker box.

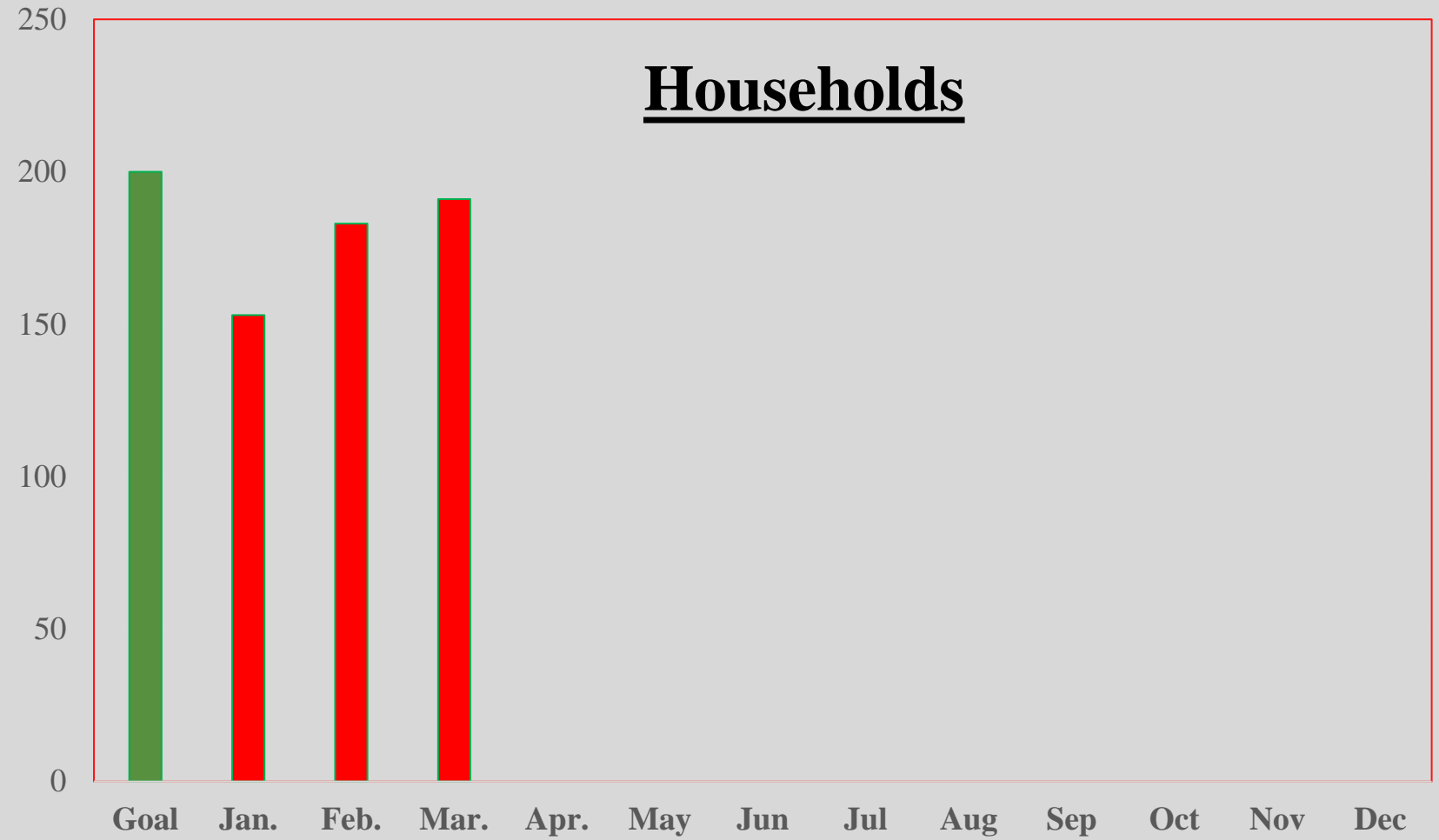
RBHOO – Yellow Dot

Yellow Dot packets are available for RBHOO members. These consist of a sticker for the rear auto window, a form to list medical information, medications etc. with a place for a photo of that person for identification purposes in an accident situation, and a yellow folder to be placed in the glove compartment.



Membership

- **Membership**
 - Current - 191
 - 2024 Goal – 200+



Upcoming Events

RBHOO Regular Meetings

- **April 0**
 - Education Presentation – Wendy Reichenback, President American Legion Aux. 256
 - Outreach Presentation – Shari Tayloe, Monroe County Attorney General
 - Rarity Bay Club –
 - Activity Spotlight – Document Shredding, Tents, Tables and Chairs
- **May 10 – No meeting**
 - Picnic May 18

Upcoming Events

- **April**
 - **26 – Rarity Bay 30th Celebration Dinner and Dance**
 - 29 – Shredding at the Country Club parking lot
- **May**
 - 8 – Golf Cart Movie Night
 - **18 - Member Appreciation Picnic (19 rain date)**
- **August**
 - 1 - State and Federal Primary and State and County General Election
- **October**
 - 9 – RBHOO Meet the Candidates
 - 13 – RBWC/RBHOO Cornhole Tournament (27 rain date)
- **November**
 - 3 – Daylight Savings Time Ends
 - 5 – State and Federal General Election
 - 16 - Chili Cookoff
- **December**
 - **11 – Christmas Party**

Questions



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