

RBHOO Membership Meeting

January 11, 2023

7:00-8:50 pm, CAC

Present: Rick Hoban, Cindi Stapleton, Carey McHugh, Anke Linton, Marty Calloway, Jamie Frisbey, Faye McGinnis, and Earl Triplett

Approximately 70 members were in attendance, and 29 were present via zoom.

Rick called the meeting to order at 7:00 pm, and Tim Simcox led the Pledge of Allegiance.

Old Business:

Shout out to the Christmas Committee for a great party in December.

- **Secretary Report:**
There was no secretary report from the December meeting because there was a Christmas party.
- **Treasurer Report:**
Current balance as of 12/31/22: \$7392
- **Membership Report:**
We received 5 new checks at the meeting bringing the total membership to **180**

Community Outreach:

- Carey introduced Mark and Susan Brown of Legacy Horse Ranch at Rarity Bay. Mark and Susan have lived in the area for 12 years, and Susan managed the stables here at one point. They currently live and have a stable in Madisonville.
Their focus for the stables is Healthy Pasture=Healthy Horses. They are focusing on one side of the road at the time, repairing the fence and putting in an automatic watering system. The facility is for BOARDING, TRAINING, and LESSONS only; no horse rental. Visitors may come to the stable if they follow the rules, e.g., no feeding the horses. Grandchildren will be able to take lessons. They currently have a 5-year lease and have had a good working relationship with RBP.
- Carey introduced Dr. Joseph Blanco who presented historical information about the Tellico Blockhouse which was in existence 1794-1807. *"Tell your stories and keep walking the path. The journey is the destination"* was a Cherokee saying that he used to kick off his presentation. He spoke extensively about the good relationship between the early Tennesseans and the Cherokee in the area and what happened to the Cherokee after the Blockhouse closed.

New Business:

- All present were previous RBHOO members.
Rick presented as follows:
- The RBHOO direction as stated in the bylaws.
- RBHOO now has 3 radon testing kits which are available to borrow. Contact Rick Hoban.

- RBHOO plans to have similar social activities in 2023 to include a picnic, movie night, chili cookoff and Christmas party.
- RBHOO goals from 2022 were reviewed and some goals for 2023 were presented.
 1. Continue working on zoom.
 2. Continue to increase membership
 3. Get relevant information to residents quickly.
 4. Another survey will be conducted which will include several topics including a possible pavilion.
- The structure of RBHOO was presented with an emphasis on group work going forward.
- Questions from the community were addressed:
 1. Impact of Renegade Mountain Lawsuit: reaffirmed the UCIOA (Uniform Common Interest Ownership Act) for laws not explicitly covered by TN law.
 2. Are Declarant Rights property rights? The Supreme Court in *Hughes* strongly suggests that as a general matter declarant's or developer's rights are personal interests, which, although freely transferable, do not run with the land.
 3. What can the community do regarding the RBCAI board? The bylaws allow Board members to be removed by the Members with a majority vote or by the declarant. A special meeting must be called by the Members for this to occur.

The next RBHOO Member meeting will be February 8th.

Meeting adjourned at 8:50 pm

Respectfully Submitted,
Cathy Garrett, Secretary