



RBHOO GENERAL MEETING

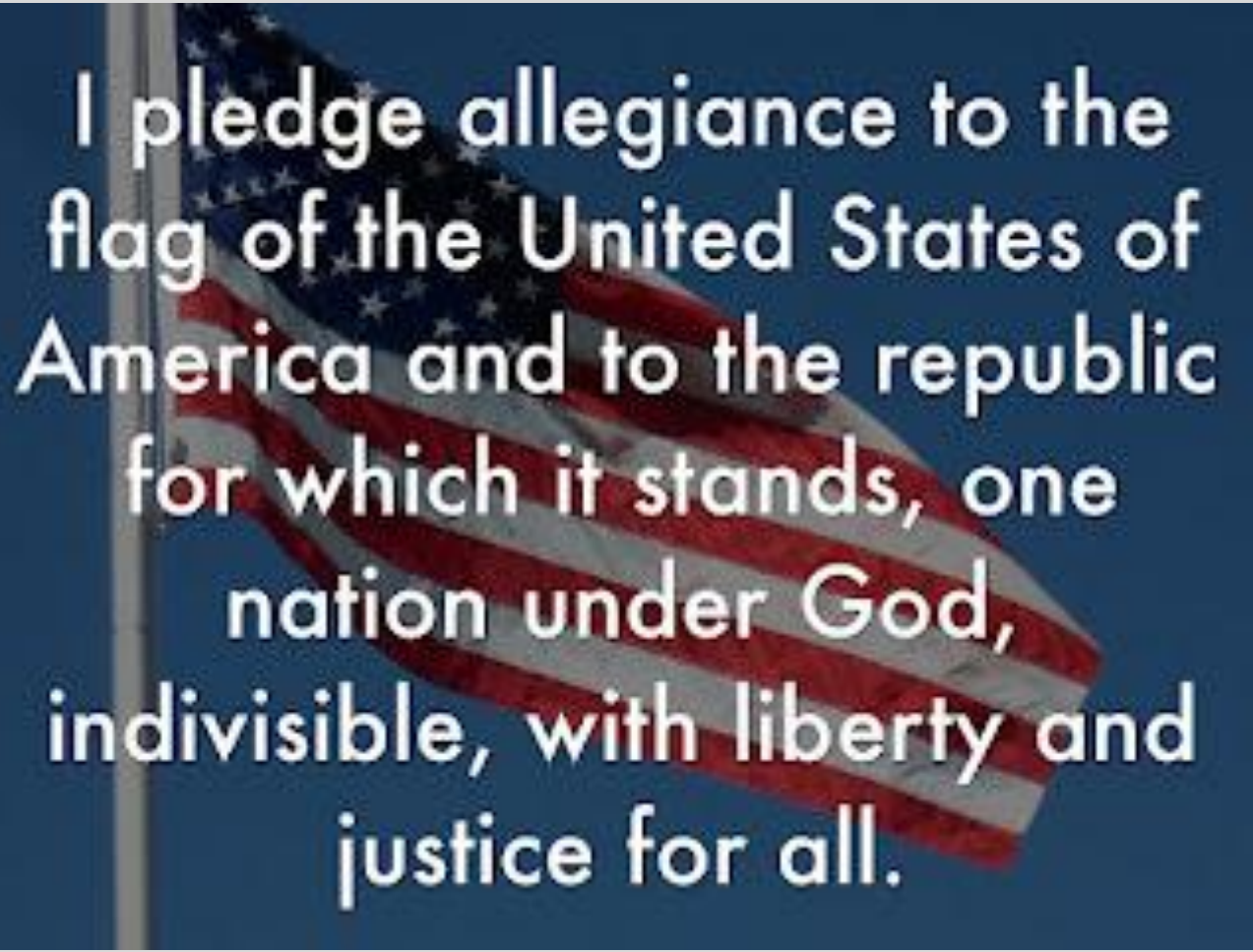
July 09, 2025

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 in white.

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**
- **PLEASE SILENCE
ALL CELL PHONES!**



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 255

Old Business

Treasurer Report

6/30/25

Beg Bal.	\$6001.92
Deposit.	450.00
Expenses.	111.00 storage

End Bal. \$6340.92

Outstanding expenses:

Picnic	442.36
Ice	19.06
Storage.	111.00
PO Box	
Yearly.	166.00

End Bal. \$5602.50

RBHOO NOMINATING COMMITTEE

- We have 5 board members whose terms are up at the end of this year:
 - Anke Linton
 - Jamie Frisbey
 - Cindi Stapleton
 - Earl Triplett
 - Kathy Kachelmeyer
- Please consider running for the RBHOO Board. It's a lot of fun and a great way to give back to your community!
- Contact the Nominating Committee: Bill Grovier, Cathy Garrett, Dave Davis



SUPPORT OUR COMMUNITY CANDIDATES

- RBCAI Election is July 26th
- RBHOO Directors have voted to endorse our Community Candidates
- Our Community Candidates have RBs best interests in mind
- **Vote for Rick Hoban, Mike Frisbey, and Paul Sherwood**



Community/Outreach Presentation

Tellico Reservoir Development Agency (TRDA)

Brian Hall



www.rbhoo.org



Hello & Welcome
Rarity Bay



Creation of the Tellico Reservoir / Tellico Dam...

- Tellico Dam was being planned during the late 1950's / 1960's.
- TVA purchased approximately 22,000 acres of land from the landowners to create the Tellico Reservoir and Tellico Dam.
- 1973 – Snail Darter Fish started holding up the Tellico Project.
- 1979 – US Congress exempted the Tellico Reservoir from the Endangered Species List to pave way for the Tellico Dam to be completed.
- November 29th, 1979 – Tellico Dam Gates closed, and the lake begin to form.
- In 1982, our agency Tellico Reservoir Development Agency known as TRDA was created and established.
- TRDA purchased 11,102.6 acres of land from TVA at a public auction.
- The purchase price was \$13,790,000 dollars. \$1,242 per acre.
- TRDA has a contract with TVA – called 60,000A Contract.
- TRDA is structured as a “Not for Profit Agency (501C-3) agency.
- TRDA operates the agency through the State of Tennessee as a River Basin Agency but was created by the Federal Government.
- TRDA is structured through the State of Tennessee Sunset Process Agency.
- TRDA is the only Agency of its kind in the entire (7 -State) TVA Valley.
- TRDA Supersedes Local Government within Monroe, Loudon, and Blount Counties.
- TRDA has (9) Board Members that meet quarterly. (3) Mayors from Monroe, Loudon, and Blount Counties and (2) appointed members from each Mayor.



TRDA's intended purpose as set forth by the State of Tennessee Enabling Legislation?

The agency is created for the purpose of developing and effectuating plans and programs for the comprehensive development of, acquiring, operating, managing, selling, leasing and the development of all or a portion of the lands lying within the Tennessee Valley authority Tellico Reservoir project area, as shown on the official tract maps of the Tennessee Valley authority, and such contiguous lands as may be acquired including portions of Monroe, Loudon and Blount Counties, referred to as development lands in this part, all in accordance with the public purposes for which the Tellico Reservoir project was established and developed.

TRDA was created on August 25, 1982.
On August 25, 2024, TRDA celebrated 42 years.

INDUSTRIAL DEVELOPMENT



Tellico Reservoir
DEVELOPMENT AGENCY



TWIP Business Services Center

Alcoa TN Federal Credit Union
Blount Senior Care
Blount Memorial Health Center
Cleveland State Community College Monroe Campus
Grand Vista Hotel & Suites
Kelly D's Restaurant
Meatheadz
Pristine Auto Wash
Steffensmeier Family Chiropractic
Tellico Reservoir Development Agency

Industries located
within TWIP

Image © 2024 Airbus

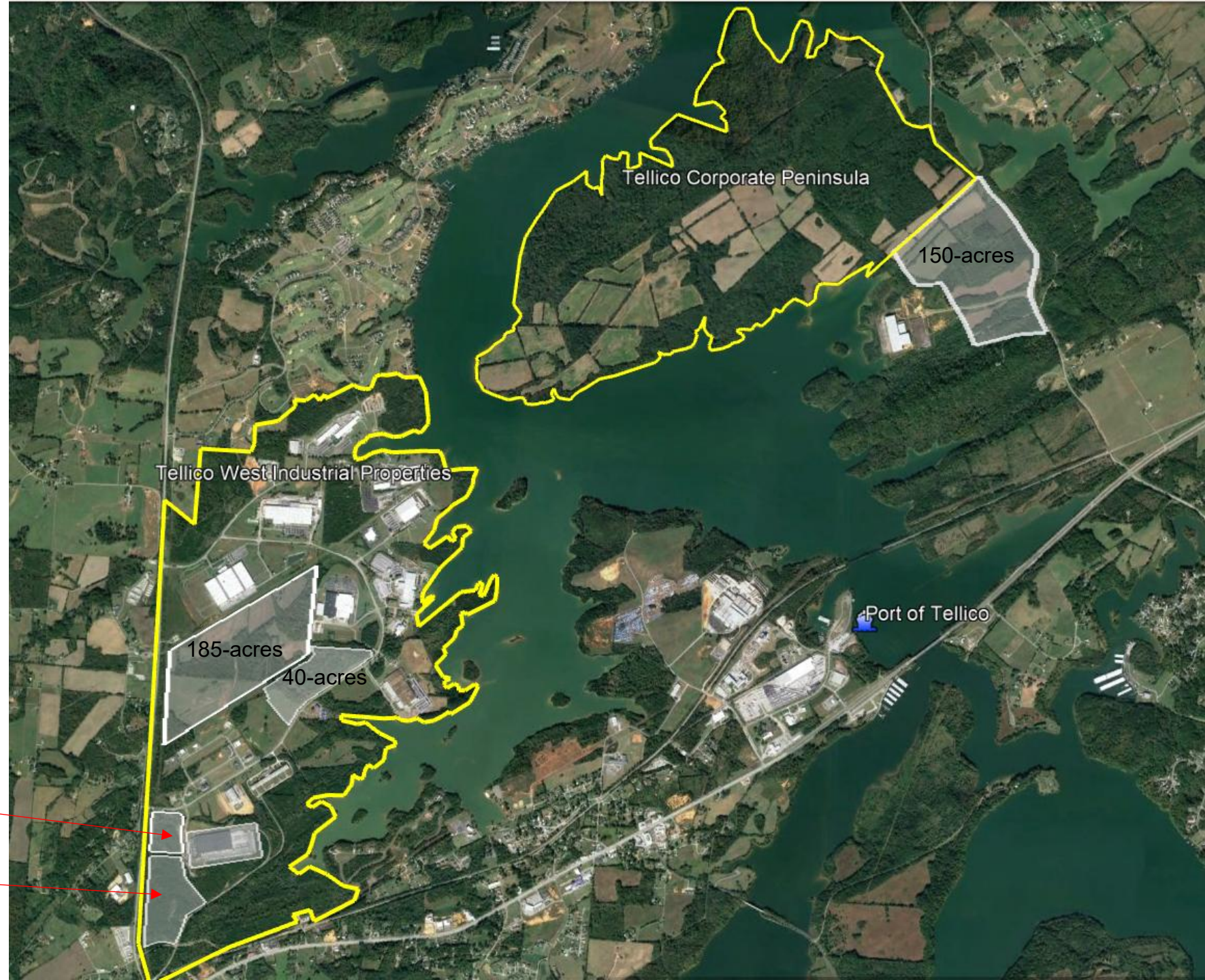


Tellico West Plaza

155 Grand Vista Drive
Vonore, TN 37885



All Available Industrial Property



RESIDENTIAL DEVELOPMENT



Tellico Reservoir
DEVELOPMENT AGENCY



Residential Codes and Permitting

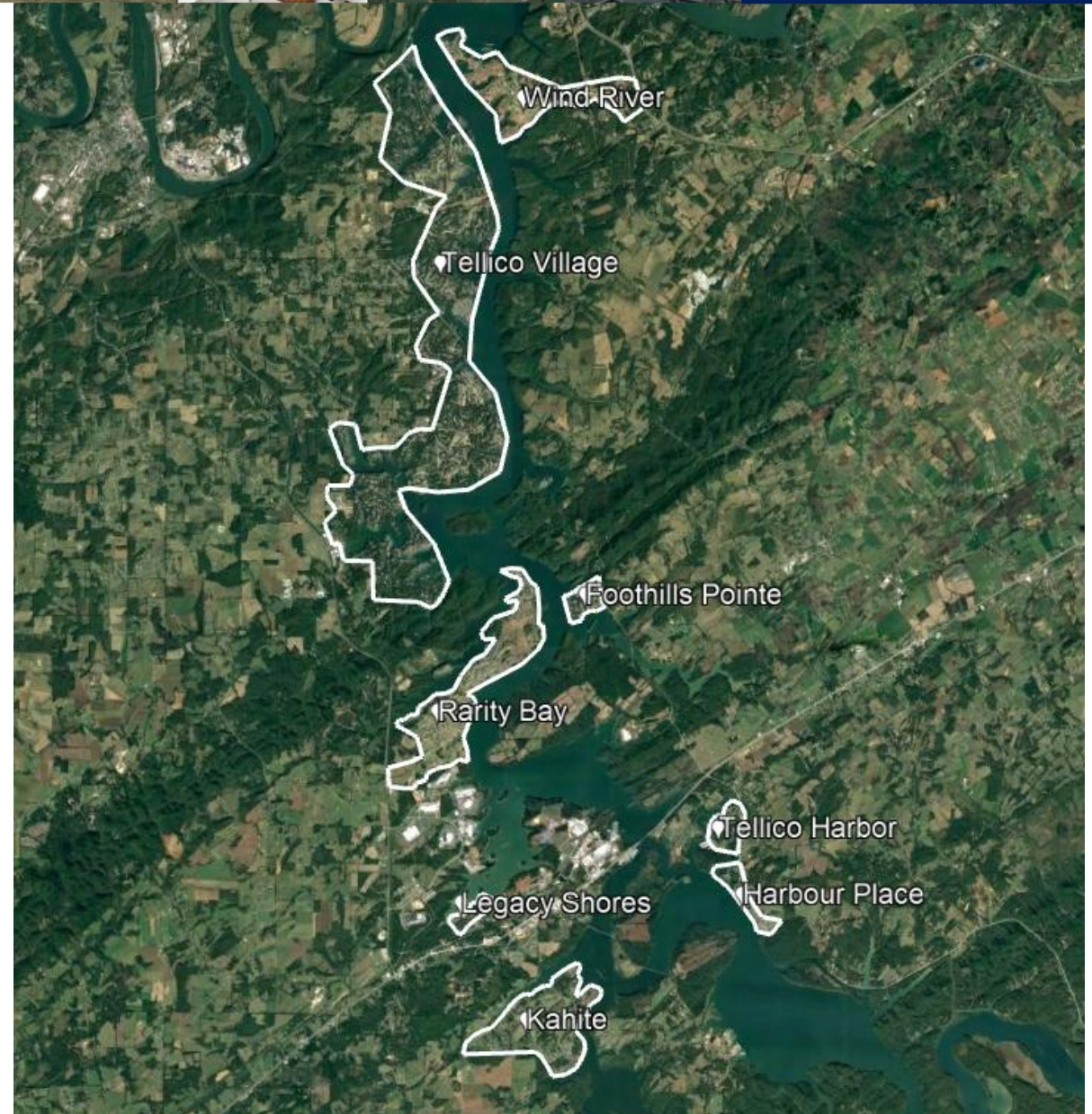
TRDA provides permitting and building inspections for seven residential developments surrounding Tellico Reservoir. Each development has their own specific requirements. Individuals interested in building in one of these developments should contact that specific development for information regarding their requirements.

To schedule a Building Inspection call **865-719-2145**

TRDA serves the following developments:

- Foothills Pointe
- Harbour Place
- Legacy Shores
- Rarity Bay
- Tellico Harbor
- Tellico Village – Kahite
- WindRiver

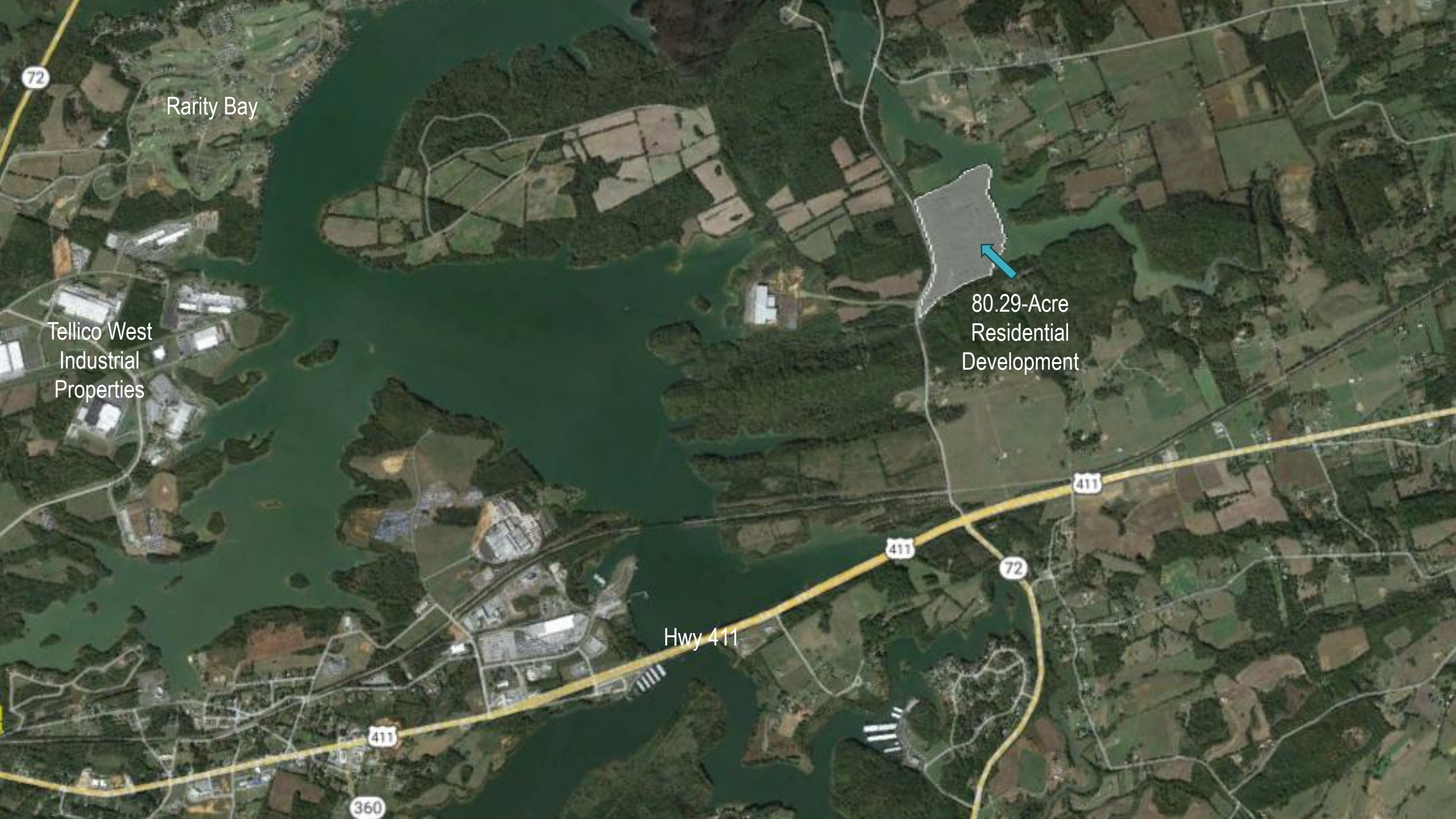




*BAKER'S CREEK
RESIDENTIAL
COMMUNITY
DEVELOPMENT*



Tellico Reservoir
DEVELOPMENT AGENCY



Rarity Bay

Tellico West
Industrial
Properties

Hwy 411

80.29-Acre
Residential
Development

An aerial photograph showing a large, irregularly shaped area of land shaded in light gray. This area is labeled "80.29-Acre Residential Development". The site is bordered by several roads: "East Coast Tellico Pkwy" to the north, "E Tellico Pkwy" to the west, "Riden Rd" to the south, and "Tellico Pkwy" to the southwest. To the east of the site is a large body of water, likely a reservoir or lake. The surrounding landscape includes green forested areas and brown, cleared fields. A small red building is visible on the eastern shore of the water.

80.29-Acre
Residential
Development

East Coast Tellico Pkwy

E Tellico Pkwy

Riden Rd

Tellico Pkwy

Christensen Int

Mills Rd

RECREATION CAMPGROUNDS



Tellico Reservoir
DEVELOPMENT AGENCY



Toqua Campground

- 102 RV Sites
- 4 Primitive Cabins
- Electric, Water, and Sewer
- 4 Bath Houses
- Beach
- Boat Ramp
- Boat Slips
- Fishing Pier
- Playground
- Store
- Laundry
- Gated Entrance
- 24-Hour on Site Manager





Lotterdale Cove Campground

- 93 RV Sites
- 3 Tent Sites
- Electric and Water
- Dump Station
- 3 Bath Houses
- Beach
- Boat Ramp
- Boat Slips
- Playground
- Store
- Laundry
- Gated Entrance
- 24-Hour on Site Manager





Notchy Creek Campground

- 50 RV Sites
- 3 Tent Sites
- Electric and Water
- Dump Station
- 2 Bath Houses
- Beach
- Boat Slips
- Store
- Laundry
- Gated Entrance
- 24-Hour on Site Manager



TOQUA CAMPGROUND EXPANSION



Tellico Reservoir
DEVELOPMENT AGENCY



Tellico Reservoir
DEVELOPMENT AGENCY

Toqua Campground Expansion Project

The Cove at Toqua Campground



Toqua Campground Expansion Project
“The Cove at Toqua Campground”



Tellico Reservoir
DEVELOPMENT AGENCY

*FUTURE DEVELOPMENT
LENOIR CITY
RECREATIONAL
PROJECT*



Tellico Reservoir
DEVELOPMENT AGENCY



Tellico Reservoir
DEVELOPMENT AGENCY

FUTURE DEVELOPMENT SMOKY LANDING RESORT & CAMPGROUND



Tellico Reservoir
DEVELOPMENT AGENCY

Smoky Landing Resort & Campground



Tellico Reservoir
DEVELOPMENT AGENCY

RECREATION PUBLIC BOAT RAMPS



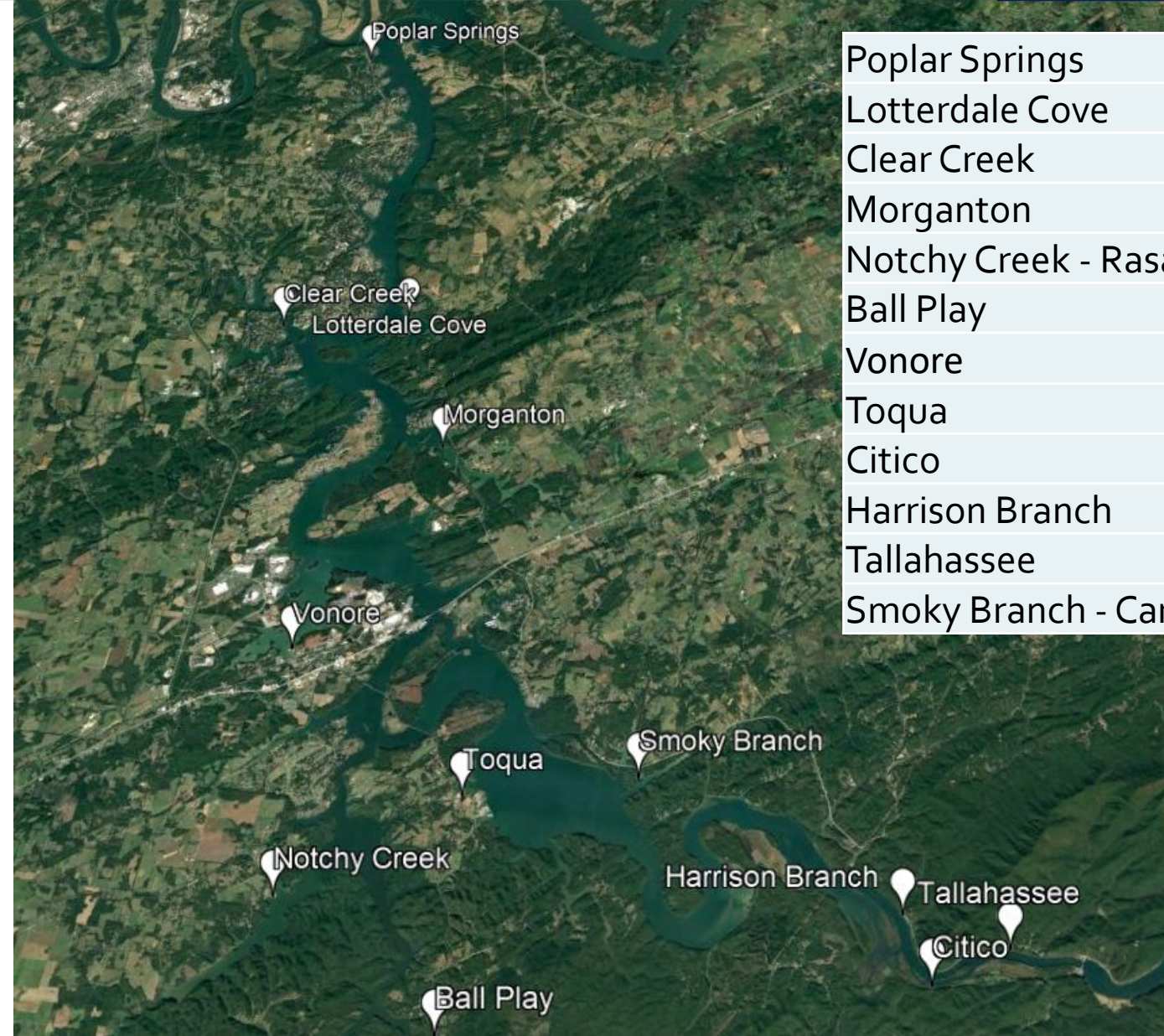
Tellico Reservoir
DEVELOPMENT AGENCY



Public Boat Ramps

TRDA has 12 public boat ramps.

We are responsible for mowing, picking up trash, ramp repairs, dock repairs, vegetation removal, security and pavement repairs for 10 of them.



Poplar Springs
Lotterdale Cove
Clear Creek
Morganton
Notchy Creek - Rasar Landing
Ball Play
Vonore
Toqua
Citico
Harrison Branch
Tallahassee
Smoky Branch - Carson Island

RECREATION WILDCAT POINTE



Tellico Reservoir
DEVELOPMENT AGENCY



Wildcat Pointe

TRDA is responsible for mowing, picking up trash, vegetation removal, security and parking pavement repairs.



TRDA WASTEWATER TREATMENT PLANT



Tellico Reservoir
DEVELOPMENT AGENCY



TRDA owns and operates a Wastewater Treatment Plant located inside Tellico West.





Closing

TRDA has outperformed its original intentions:
3.5 Billion dollars of development has been completed on the
Tellico Reservoir.

1982 - 18% unemployment
2025 - 3% unemployment

Where would we be right now without the Tellico Reservoir Project?



Questions??

Please visit www.Tellico.com

Thank you!



New Business

1. Did You Know?
2. Community Club – Line Dancing
3. RBHOO Activities – Tents, Tables & Chairs
4. Community Legal Update

Did You Know?

- Charlie Hall's Grocery Store & Eatery open since 1965
- At the intersection of 322 and Oak Grove Road
- Closing due to TDOT road widening project of 322 that's been in the works for many years
- Hall's Grocery last day is July 25th



Rarity Bay Line Dancing - Anke



- Beginner Line Dancing – Anke is instructor. Usually, 2-3 classes throughout the year.
- Advanced Line Dancing – Toni Grovier is instructor. Every Wed at 3:45pm.
- Intermediate/Transition classes – Anke is instructor – held as needed.
- Benefits of Line Dancing: fun, social, great for memory enhancement and a dual-task exercise.

Tents, Tables & Chairs – Jamie



- RBHOO has tables and chairs that members ONLY can borrow. See RBHOO.org website for limitations.
- RBHOO owns 2 tents – 16' x 32' each. Only RBHOO members can rent these and must have assistance available for tent set up and take down.
- Tents are \$200 for 1 and \$350 for both. Limitations are listed on the RBHOO.org website.
- POC is Jamie Frisbey @ 865-271-7827

Lawsuit Update

Bankruptcy – Important Dates

- July 7,8,9 – **Evidentiary** hearing was held
 - Hearing was paused
 - Judge thought an examiner was needed; she seemed conflicted with the testimony
 - Parties agreed to an examiner
 - RBP to file the motion
 - Evidentiary hearing will pick back up after report from examiner
- July 17 – Hearing on motion to appoint examiner
 - Scope and examiner hopefully to be agreed prior to hearing
 - Trustee makes decision on examiner
 - Examiner will further refine scope, timeline and budget for approval
- July 31
 - Reorganization Plan due – will change
 - Cash collateral motion

Lawsuit Update

Bankruptcy – Important Documents

- 9999 – Read Me First – summary of all documents submitted by date, number and description
- 544 – Second supplemental by US Trustee for Chapter 11 Trustee appointment
- 545 – Hinkle Adversary case (very interesting)
- 546 – Second supplemental by RBP's for appointing Chapter 11 Trustee
- 551 – Exhibits for 552 (2210 pages; lots of files)
- 552 – Joint statement of facts
- 553 – Memorandum by US Trustee further supporting 544

Lawsuit Update

Bankruptcy – Important Schedules/Monthly Operating Reports

- Updated schedules - 194, 195, 196, 197
- 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

- Most or all monthly operating reports are going to be amended
 - Information is missing (lots of check images)
 - Personal information is redacted in some instances

Lawsuit Update

Bankruptcy – Proof of Claims (POC)

- 326 POCs filed; asking for \$41,913,301.67
 - There appear to be some duplicates
- Interesting POCs on RBCAI website
 - Claims Register – summary of all POCs filed
 - RBCAI - 275 (assessments), 276 (lawn maintenance), 277 (assessments), 283 (lawn maintenance)
 - RBP - 271
 - BEP (Bald Eagle) - 264, 267, 268, 278,

Lawsuit Update

Assessment Lawsuit – 20-489

- Hearing was held June 18th
- Waiting on Judge Bryant to issue her ruling in regard to attorney fees

Election Lawsuit – 21-173

- Waiting on Judge Bryant to issue her ruling
- Stayed For Appeals

Partnership Lawsuit 19-943

- Tennessee Court of Appeals
- SPC filed their brief (5/27/2025)
- RBP filed their brief (6/26/2025)
- Reply brief due on 8/1/2025 for SPC and 9/5/2025 for RBP
- Expect decision later this year

Upcoming Events

RBHOO Regular Meetings

- **August 13** – No meeting
- **September 10** – Pruning Specialist
- **October 8** – Vonore Fire Chief
- **November 12** – Financial Advisor
- **December 10** – No meeting – Christmas Party

Upcoming Events

- **July 26** – RBCAI Board Election
- **October** – Meet the Candidates Night
- **Nov 2** – End Daylight Savings Time
- **Nov 15** – Chili Cookoff
- **December 10** – Christmas Party at CAC

Questions



www.rbhoo.org