



# RBHOO GENERAL MEETING

August 14, 2024

# Agenda – Call to Order

- Meeting will begin promptly at 7pm



**All Zoom Participants are muted!**

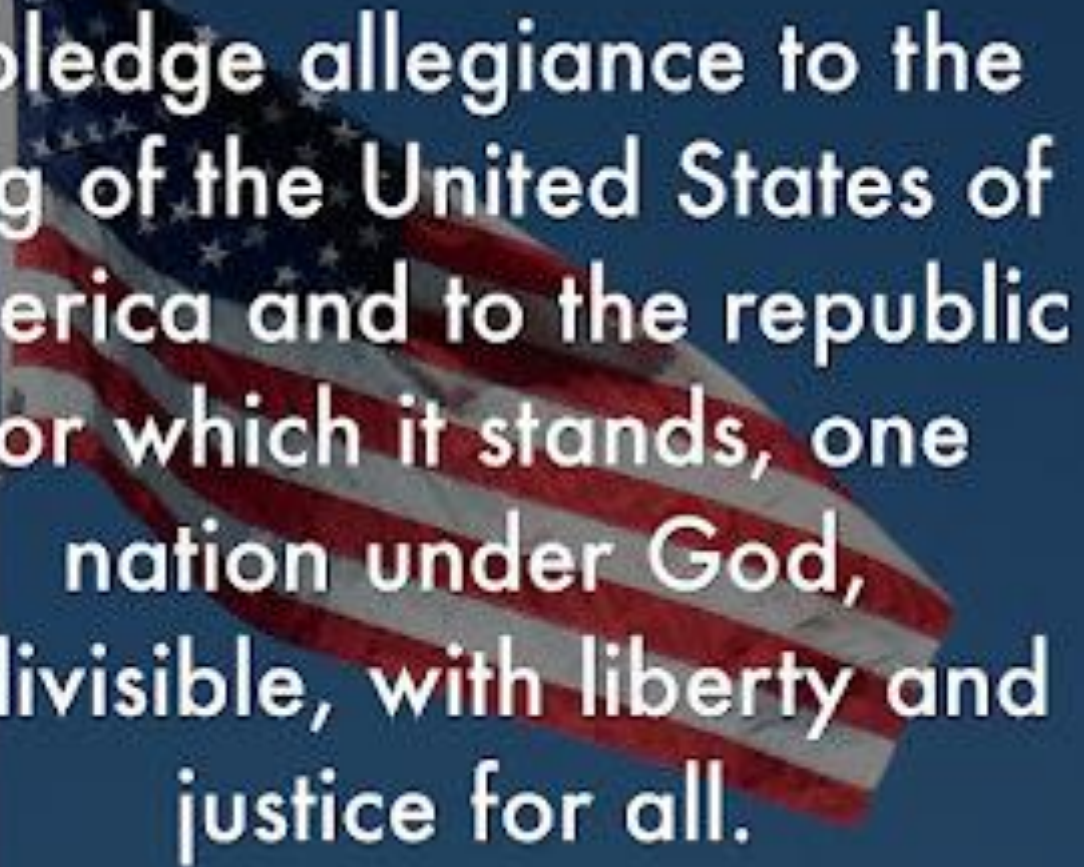
**Enter questions into the chat**

**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.



# Agenda

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

# Old Business

## Secretary Report

- Zoom meeting is on [www.rbhoo.org](http://www.rbhoo.org).
- No written minutes were taken; nothing to approve, Zoom meeting is the minutes.

## Membership Report

- 2024 Membership Goal            200
- **2024 Membership**                **194**
- 42 New Households

# Old Business

## Treasurer Report

|                                  |                 |
|----------------------------------|-----------------|
| ◦ <b>Beginning Balance (6/1)</b> | <b>\$ 4,791</b> |
| ◦ Dues                           | \$ 0            |
| ◦ Other Income:                  | \$ 0            |
| ◦ Expenses                       | \$249           |
| ◦ \$99- Storage Unit             |                 |
| ◦ \$150 – PO Lock Box            |                 |
| ◦ <b>Current Balance (6/30)</b>  | <b>\$4,542</b>  |
| ◦ Outstanding Liabilities        | \$99            |
| ◦ \$99 Storage Unit              |                 |
| ◦ Outstanding Deposits           | \$250           |
| ◦ \$50 member deposits           |                 |
| ◦ \$200 tent rental              |                 |

# Community/Outreach Presentation

**Estate Planning, Wills, & Trusts - Matthew Haralson**



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



United  
Way



MONROE **United Way**  
of Monroe County

ED WAY

Rarity Bay Campaign  
September 21 - October 31, 2024


# Purpose

United Way is a little different than most charitable organizations. Instead of having one set of leaders or one common goal, United Way is **community-based**. This means that each United Way group maintains its own standards and goals specifically tailored to its interests.

- 100% stays in our community
- United Way brings people together to build strong, equitable communities where everyone can thrive.
- Focus on innovative solutions to local challenges.
- **GIVING ONCE GIVES TO MANY!**



# Agencies Served



The logo for the United Way 50 Years United! Monroe County campaign. It features the United Way logo at the top, followed by the text "United Way" in white on a blue background. Below that is a blue banner with the text "50 YEARS UNITED!" in white. At the bottom, the text "MONROE COUNTY" is written in blue. The entire logo is decorated with blue stars and a grey starburst graphic on the left side.

## 2024-2025 Campaign

### Who we are raising money for:

- TN Educational Cooperative- Birth to Five
- Boys and Girls Club of the Monroe Area
- Scouting America
- CASA Monroe
- Douglas Cherokee Senior Nutrition (Meals on Wheels)
- Monroe County Cancer Fund
- Monroe County Rescue Squad
- Monroe County Schools Children's Care Fund
- Our Place Adult Day Center
- Senior Citizens Home Assistance Services
- Sweetwater Area Ministries
- Tri-County Center

# United Way Video



*it starts with U*

207 children received a CASA advocate to represent them in the court system last year.

**50 YEARS**  
Improving lives

Michael has down syndrome. He has lived with his mom in Monroe County his entire life. She became ill and before she passed she told him to call Pam Perdue and go live with Tri-County Center. He contacted them and they had him moved into an apartment with two housemates he has known for over 20 years. He has blossomed and enjoys being involved in his new community. He feels safe and can sleep better at night.

Provides adults living with Alzheimer's or other dementia-related diseases a safe environment where they can enjoy social interaction and therapeutic activities.

**Our PLACE**  
ADULT DAY CENTER

**WE ARE THE ONE STOP SHOP**

Health. Education. Financial Stability. Immediate Needs.

**46%**  
Receive a full scholarship to attend Boys and Girls Club

Last year our Crisis Assistance programs met needs for **479 families** with services valued at \$46,956 in Monroe county.

**How United Way Works**

Neighbors in Need

Partner Agencies

**FACT** 35% of the clients that go to Sweetwater Area Ministries have an income of less than \$1000 each month.

Sweetwater Area Ministries sits down with each client and focuses on how they can budget the money they do have and supplement with the assistance from SAM resources such as their food pantry and assist with utilities and rent. Less than 10% come back in a three year period.

**DONATE**

# Why Give to The United Way?

When you direct your gift to United Way, you invest in the local programs you care about, while also ensuring that those programs achieve meaningful results and are working to meet larger community goals in education, income, and health.



PROCEEDS BENEFITTING UNITED WAY  
OF MONROE COUNTY



**== SEPT. 28th ==**

Pre-Registration begins at 8:00am  
Shotgun starts at 9:00am



*Rarity Bay Golf Course*

\$520  
Per Team

Includes:  
18 holes of golf, Golf Cart,  
Thank You Gift, Breakfast & Lunch

Contacts:  
Longest Drive  
Closest to the Pin  
Winning Team  
Losing Team, And more...

Wonderful  
PRIZES TO  
WIN!!!

Rarity Bay  
Golf Course  
Vonore, TN

[WWW.MYUNITEDWAYOFMONROECOUNTY.ORG](http://WWW.MYUNITEDWAYOFMONROECOUNTY.ORG)

For more information and the registration form go to:  
[www.myunitedwaymonroecounty.org](http://www.myunitedwaymonroecounty.org)

Please Remit Payment and Form to:  
United Way of Monroe County,  
P.O. Box 722, Sweetwater, TN 37874



Team Registration & Payment Deadline is August 15th, 2024  
Sponsorships & Payment Deadline is August 9th, 2024

# Golf Tournament and Concert



PRESENTING  
CANDACE SUTTER  
LIVE IN CONCERT  
SEPTEMBER 21  
6:00PM



## CANDACE SUTTER

Composer ~ Songwriter ~ Christian Artist ~ Performer

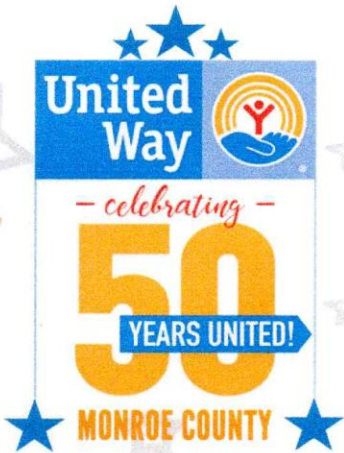


Come to the Clubhouse and make your pledge to this year's United Way Fund Raising Campaign and listen to this free concert by local Recording Artist, songwriter Candace Sutter.

Your donation will be used to support the 12 agencies that help the needs of residents of Monroe County.

**Your Giving Matters!**

**Candace Sutter**, American composer, songwriter, and Christian artist, has sparked enthusiasm with her music since her debut album *Open Your Heart*. The album includes notable tracks like *Open Up for Us the Gates of Heaven*, *She Taught Him How to Pray*, and *Here Am I*. Candace recorded new piano themes and original worship songs, including *Lord Almighty*, *Redeemed*, and *Heal*. She unveiled *Christmas Meditation Aria*, blending traditional hymns for piano and voice, and *Melody Air*.



## 2024-2025 Campaign Who we are raising money for:

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- Tri-County Center

Visit us online at [www.myunitedwaymonroecounty.org](http://www.myunitedwaymonroecounty.org)

First Name \_\_\_\_\_ Last Name \_\_\_\_\_

Home Address \_\_\_\_\_ City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

Email Address \_\_\_\_\_

Rarity Bay \_\_\_\_\_ Phone Number \_\_\_\_\_

Company Name/ Employee ID# \_\_\_\_\_

**SHOW YOUR LOCAL LOVE.  
DONATE TODAY.**



Total Gift Amount \$ \_\_\_\_\_

- Payment Enclosed:
- Cash  Check # \_\_\_\_\_  
(Make Payable to United Way of Monroe County)
- Credit Card

Please complete the total gift amount and visit [www.myunitedwaymonroecounty.org](http://www.myunitedwaymonroecounty.org) and click DONATE to enter your information securely or call our office at 423.337.7690 and we will enter without retaining credit card information.

*Thank you!*

Sign and date here to authorize your pledge and confirm payment  
Signature \_\_\_\_\_ Date \_\_\_\_\_

# How to Give

We have a pledge form on one side of the Newsletter for 2023-2024. It lists all the partner agencies we are raising money for this year and gives you options on how to donate.

## Ways to get your donation back to United Way

- Attend the Concert on Sept. 28 and bring your Check
- Mail to PO Box 722, Sweetwater, TN 37874
- Give donation to Carl Noble (423-884-2048)
- Credit Card Please complete the total gift amount and visit [www.myunitedwaymonroecounty.org](http://www.myunitedwaymonroecounty.org) and click DONATE to enter your information securely or call our office at **423.337.7690** and we will enter without retaining credit card information.

# A note from Carl Noble, Rarity Bay Resident

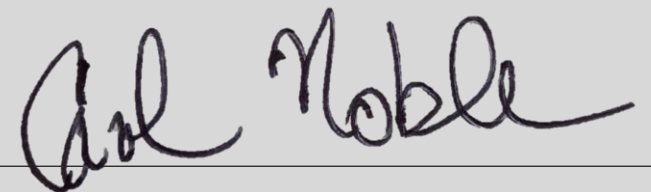
Dear Residents of Rarity Bay,

I am pleased to be your United Way organizer for Rarity Bay again this year. The campaign will kick off on September 21<sup>st</sup> and will run through October. Last year our community donated over \$13,025 to the Monroe County United Way (which also includes amounts designated to go to Loudon County). This year I have set a target for us to exceed \$15,000.

I currently serve on the Board of Directors for the Monroe County United Way. I know our donations are efficiently used by our 13 partner agencies- each of which require applications that include budgets, action plans, results they have achieved through donations and proof of 501(c)3 status.

Giving to the United Way is a great way to really put your donations to work in your community. You can be confident its' effects will be widely felt. Of course you can also direct your contributions to specific agencies if you wish.

Rarity Bay residents can and do have a large impact in supporting the help that is needed to those less fortunate and with real needs within our local community. Please consider this year making a donation to your United Way!

A handwritten signature in black ink that reads "Carl Noble". The signature is written in a cursive style with a large, stylized initial "C".





# **New Business**

**BESS - Egress Road**

**Update on Lawsuits**

**Community Information**

**RBHOO 2023 Election Timeline**

# **New Business – Battery Energy Storage System (BESS)**

- **Egress Road**
  - Waiting for SPC to sign easement
  - Road across TRDA land will be complete this week
- Commercial operation delayed till September/October timeframe

# **Lawsuit Update**

## **RBCAI/RBP**

- Assessments 20-489
  - Trail was August 5 – 7
  - Closing statements to be filed in writing by September 10<sup>th</sup>
  - Gives time to have transcript referenced
- Election 21-173
  - Trail set for September 11 - 13

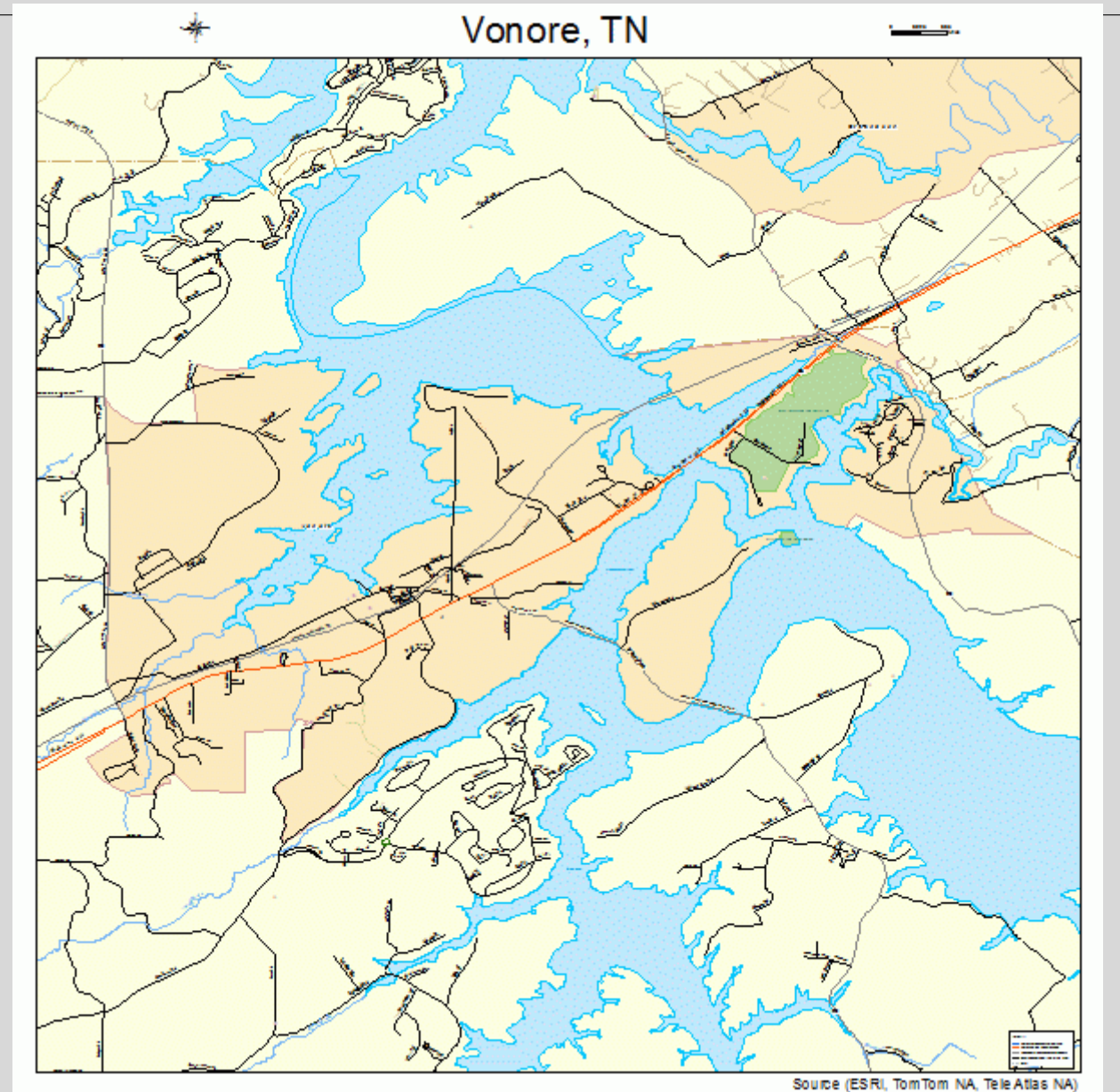
## **Declarant Lawsuit**

- No Update

# Community Information

## Where exactly is Vonore?

- New 'Welcome to Vonore' sign
- From landsat.com site



# Community Information

## New Bills in Effect

- SB2570: As enacted, authorizes a person who suffers loss or injury as a result of a defendant intentionally obstructing a highway, street, or other place used for the passage of vehicles or conveyances to bring a cause of action against such person to recover compensatory damages from the loss or injury.
- HB0623 Effective date(s) 07/01/2024 Amends TCA Title 56 and Title 66. As enacted, specifies that a seller of residential property is required to disclose the presence of a known sinkhole on the property prior to entering into a contract with a buyer regardless of whether the sinkhole
- HB1814 Effective date(s) 01/01/2025 Amends TCA Title 66. As enacted, requires a landlord, or a person authorized to enter into a rental agreement on the landlord's behalf, to disclose to the tenant in writing at or before the commencement of the tenancy certain contact information for the acceptance of service of process, receipt of notices and demands, maintenance services, and landlord tenant com
- HB2286 628 Effective date(s) 07/01/2024 Amends TCA Title 65, Chapter 31. As enacted, makes revisions to the Underground Utility Damage Prevention Act, such as amending requirements for emergency excavations and the imposition of civil penalties.
- SB0589 428 Effective date(s) 01/01/2024 Amends TCA Section 55-8-199. As enacted, enacts the "Eddie Conrad Act," which establishes the number of points to be charged to a person's driving record for violations of driving while using a wireless telecommunications device

# Community Information

## New Bills in Effect

- SB2150
- AMENDMENT #1 rewrites the bill to add to the law regarding homeowners' associations, as follows:
  - (1) This amendment requires a homeowners' association seeking to levy a special assessment on its members for a nonessential amenity to (i) pass the assessment by at least a two-thirds majority vote of the total members in the homeowners' association; and (ii) provide members with financing or a payment plan over a defined period of time. As used in this amendment, a "nonessential amenity" means an amenity that is not essential to the daily regular operation of the community, including a pool, tennis court, or club house and does not include: (i) a road, utility, or other amenity that is necessary to the daily regular operation of a community; or (ii) an amenity described in the declaration but not yet built;
  - (2) This amendment provides that if a member of the homeowners' association fails to pay a special assessment for a nonessential amenity, then this amendment prohibits the homeowners' association from taking a foreclosure action against the property or the member for failure to pay the special assessment; and
  - (3) This amendment revises the present law that provides that the law regarding multiple ownership of property relevant to homeowners' associations applies to declaration amendments that are enacted on or after May 1, 2021. This amendment clarifies that such present law is not applicable to the provisions in this amendment.

# Community Information

## New Bills in Effect

- SB0863 205 Effective date(s) 01/01/2024 Amends TCA Title 66, Chapter 27. As enacted, requires a board of directors for a unit owners' association to either update a reserve study or conduct a reserve study if certain conditions are met.
- SB1131 522 Effective date(s) 03/01/2024 Amends TCA Section 55-8-185. As enacted, removes the limitation that ATVs and off-highway vehicles may be operated on a certain segment of State Route 62 and State Route 330 within the Town of Oliver Springs in Anderson County only two weekends per year. (Wind Rock ATV Park)
- SB1917 806 Effective date(s) 04/29/2024 Amends TCA Title 36, Chapter 3. As enacted, prohibits marriage between first cousins.



# **RBHOO Election**

## **4 Open seats**

- Rick, John, Marty & Cathy
- Rick & Cathy are running

## **August 1**

- Nominating committee

## **September 1 - 30**

- Nominations accepted

## **October 9 (Regular monthly meeting)**

- Meet the candidates (if needed)

## **October 10 – November 1**

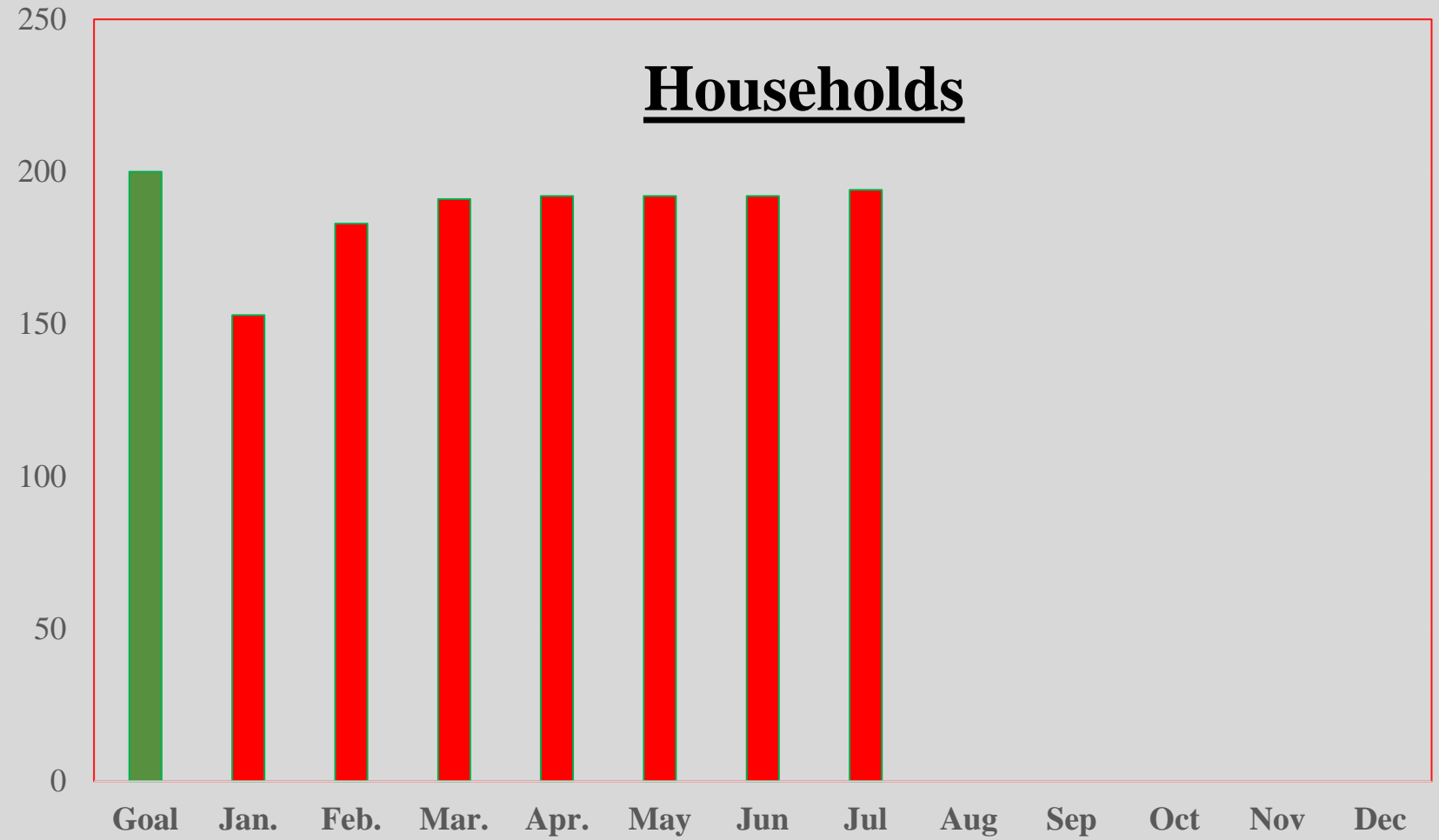
- Voting

## **November 13**

- Results announced

# Membership

- **Membership**
  - Current - 194
  - 2024 Goal – 200+



# Upcoming Events

## RBHOO Regular Meetings

- **September 11**
  - Education Presentation – Councilwoman Jennifer Wampler,
    - "What is happening and planned for Lenoir City"
  - Outreach Presentation – Rick Dram, Conservative Club of Tellico
  - Rarity Bay Club –
  - Activity Spotlight –
- **October 9**
  - Meet the RBHOO candidates
- **November 13**
  - Education Presentation - Park Ranger from Fort Loudon
    - "Current and future plans for the site"

## Upcoming Events

- **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



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