Grand Valley Lakes POA Board Meeting Minutes

Date: Friday, January 9, 2026

Quorum: Present (All members were in attendance.)-----

1. Call to Order-The meeting was called to order and opened with a prayer led by Billy Williams. The Pledge of Allegiance was recited.

2. Adoption/Revision of Agenda

- **Motion:** To add a public formal discussion concerning noise in the valley under New Business was made by Billy Williams. The motion was seconded by Jean Harrison.
- **Vote:** Approved by voice vote (Aye).
- **Decision:** The agenda was amended.

3. Adoption of Minutes (November)

- **Motion:** To revise the November minutes to change the grant application needing to be revised to the Asset management plan. The motion was seconded by Nancy Burke.
- **Vote:** Approved by voice vote (Aye).
- **Decision:** The November minutes were revised and accepted.

4. Treasurer's Report (Donna)

- **Report:** Revenue for the month was reported at $47,000, including $10,025 in dues. Cash, CDs, and savings total $448,905.
- **Motion:** To accept the Treasurer's Report was made by David West and seconded by Nancy Burke.
- **Vote:** Approved by voice vote (Aye).
- **Decision:** The Treasurer’s Report was accepted.

5. President's Report- Ron Scott

- **Clearwater Update:** Discussions with an outside company to run the water system are ongoing. Further questions were generated by the company's initial answers, and another call is scheduled for next week. **Decision on this matter will require a valley-wide vote at the annual meeting.**
- **Executive Committee Budget Discussion:** The committee has met once and has another meeting scheduled for late January. The budget is required to be in front of the valley in February.
- **Committee Structure:** Noted the new structure utilizing volunteers from the valley and introduced the forthcoming committee reports.

6. Committee Reports

Committee	Chair/Reporter	Key Updates and Decisions
Finance & Revenue	David West	Met twice; investigating short-term rentals. Unanimously agreed to refer the suggestion of restricting new rentals to the Bylaws Committee as it would require a change to the covenants.
Architectural Review (ARC)	Jim Gehringer	Working with a committee to formalize all duties. Noted new requirements for land surveys and county permits prior to ARC submission. Focusing on creating a clear process for requests.
Community Involvement	Jean Harrison	First meeting scheduled for tomorrow, January 10th. Will discuss ideas from the Town Hall (dog park, trail improvements, beach construction) and a new revenue suggestion: a Christmas village. **Action: The 2026 events calendar is live on GrandValleyLakes.com under 'Why GVL?.'**
Bylaws & Covenants	Carroll Huffman	The committee is divided into teams to research and update sections of the covenants and bylaws to bring them "up to the 21st century." Taking resident suggestions.
Maintenance	Paul Benoit	Getting a list of all POA assets to create preventive maintenance calendars. **Motion:** The Committee moved to explore selling aged/single-use equipment to purchase or lease a new multi-use tractor. **Vote:** Approved by voice vote (Aye) to *investigate* the options (no sale was authorized). Reported 91 work orders received in the last six months (50 resolved, 41 open), with roadwork being deferred until spring.
Security	Billy Williams	Received five complaints about loose dogs; a live animal trap will be deployed for a specific aggressive dog. **Action:** Residents should report animal attacks to both the Harteman County Sheriff's Department and the POA office. Automated gate installation is scheduled to begin the week of January 19th. Volunteers are needed to build the database. **Action:** Billy will investigate and report at the next meeting on enforceable rules regarding hunting and trespassing (specifically on the golf course) in consultation with Tennessee Wildlife.

Water	Nancy & Donna	Working on implementing new software for meter readings and the billing system, which will include online self-service options.
Men's Club		Next meeting in February. Currently working on a proposal to update the dock at the small lake and assisting with street sign installation.
Ladies' Club		Meeting tomorrow at 2:30 p.m. at the Lodge; discussing the Mardi Gras party on February 7th.

7. New BusinessForest Management Planning

- **Request (Marv Huffman):** Look into professional forest management planning for POA property to generate revenue (e.g., carbon credits, possible cutting) and establish activity areas (trails).
- **Decision:** The request was directed to be handled by a future committee, but the President authorized Marv Huffman and Wayne Kniepp to go ahead and contact the state forester for preliminary information.

Public Discussion: Noise Ordinance

- A formal public discussion was held regarding noise from vehicles (ATVs, motorcycles), following several security complaints. The Board reiterated the following points:
    - The current noise ordinance is active from **9:00 p.m. to 7:00 a.m.**
    - The POA roads are **private property**.
    - The Board's role is to **enforce the existing bylaws and covenants.**
    - **Decision:** If residents want to expand or change the current noise restrictions, a formal proposal must be submitted to the Board, gathering support from the community (simple majority required). The matter remains open for resident consideration.

8. Adjournment

- **Motion:** Paul Benoit made a motion to adjourn the meeting, Jean Harrison seconded.
- **Vote:** Approved by voice vote (Aye).
- **Decision:** The meeting was adjourned.