



Richard T. Anklin
120 Coyatee Circle
Loudon, TN 37774
POA Member
9200081

June 18, 2010

Mr. Winston Blazer
General Manager, TVPOA
112 Chota Center
Loudon, TN 37774

Dear Mr. Blazer,

This letter is in response to your letter to me, dated May 21, 2010, seeking additional "clarification" of my Document Access Requests, dated May 10 & 21, 2010 (attached) regarding the various legal and Board of Directors expenses of the POA for all of 2009 and portions of 2010 shown in General Operations – Dept # 010.

As early as May 2009 the Finance Committee Meeting monthly documents started listing over budget charges for communications and legal efforts. Then in the December 2009 Net Income Variance Analysis report it shows a "reclass to legal, consulting and audit" of \$120,409 from Board Expense in the General Operations Cost center.

And, in the November Finance Committee Meeting it was stated by the then President of the Board, Mr. Coates, that the \$112,000 in legal expenses includes cost for answering Document Access requests, the Document Access procedures, guidelines and form, the response to the DA's investigation, the suspension of a POA member and Health Solution property buy back. Not included are the POA Office changes and the pending lawsuit over Document Access which will show as billing in November and beyond.

Therefore my Document Access Request seeks to determine whether the business of the corporation is being properly conducted and whether there has been any breach of fiduciary duty by any Director or Officer of the corporation in how these accumulated expenses are being identified, binned and accounted for in both of the line items listed in my request.

Please provide me the mutually acceptable date upon which I can come into the POA Office to inspect the requested invoices and obtain any copies I deem appropriate to take with me.

Sincerely yours,

Richard T. Anklin

Attachment: Document Access Request

cc: Mr. Scott McCluen



POA

TELICO VILLAGE
PROPERTY OWNERS ASSOCIATION



POA DOCUMENT REQUEST FORM

Property Owner's Member
Full Name: Richard T. Anklin Number: 9200081

Current
Street Address: 120 Coyatee Circle

City: Loudon State: TN Zip: 37774

Location of property if different than current address: _____

Property Owner's Telephone Number: Home: 458-3547 Work: _____

Purpose of Request: To understand the expense charges accumulated against the Board and the Legal line items, shown in the General Operations - Dept # 010, of the monthly financial reports for 2009 totaling \$32,759.07 for the Board Expenses and \$144,193.98 for Legal & Professional Services respectfully. And the 2010 expenses of \$9,188.23 and \$28,538.39 for each YTD.

Description of Specific Documents/Records Requested: All invoices charged to either line item shown above from any source and, particularly those from Kennerly, Montgomery and Findley, P.C. showing their billable hours for all items they did work on behalf of the POA for all of 2009 and the first four months of 2010.

Type of Request: Inspection Only Provide Copy of Records

I certify that I am a property owner of the Tellico Village Property Owners Association and that the information requested hereby WILL NOT be used by the undersigned for resale or any commercial or illegal purpose nor given or sold to any other person for such purposes. If requesting the inspection or reproduction of any POA document or record, I also agree to pay the POA's reasonable costs for such production and duplication of the requested documents and records as determined by the POA in accordance with the POA's Document Access Rules and Procedures prior to their inspection or release, provided the POA first communicates an estimate of such costs to me.

Property Owner's
Signature: [Signature] Date: 5/10/2010 / 5-21-2010

Note: This form must be notarized if not signed in the presence of a POA employee.

Sworn to and subscribed before me, a Notary Public, on the _____ day of _____, 20____.

Notary Public
Signature: _____ My Commission Expires: _____

RETURN TO: Tellico Village POA, 112 Chota Center, Loudon, TN 37774

Verification of POA member Status: YES NO

Estimated costs communicated to Property Owner: YES NO \$ _____

POA Employee's
Signature: [Signature] Date: 4-10-10

Approved by GM: YES NO If NO, list reason: _____

General Manager's
Signature: _____ Date: _____

Expenses Reported as Board and Legal for 2009 and three months of 2010

Month	Legal	Board	Total for Both	Running Total for Both
2009				
Jan	\$7,859.20	\$479.25	\$8,338.45	\$8,338.45
Feb	\$12,356.70	\$3,587.70	\$15,944.40	\$24,282.85
Mar	\$5,500.00	\$7,127.23	\$12,627.23	\$36,910.08
Apr	\$12,507.00	\$7,232.44	\$19,739.44	\$56,649.52
May	\$30,678.60	\$20,305.90	\$50,984.50	\$107,634.02
June	\$13,046.99	\$34,155.90	\$47,202.89	\$154,836.91
July	\$1,893.50	\$27,539.30	\$29,432.80	\$184,269.71
Aug	\$365.00	\$6,658.53	\$7,023.53	\$191,293.24
Sept	\$403.66	\$17,642.31	\$18,045.97	\$209,339.21
Oct	\$9,113.80	\$10,037.98	\$19,151.78	\$228,490.99
Nov	\$20,815.75	\$13,987.14	\$34,802.89	\$263,293.88
Dec	\$39,653.28	-\$115,994.61	-\$76,341.33	\$186,952.55
Totals	\$154,193.48	\$32,759.07	\$186,952.55	

Dec Full Year Report only shows \$144,193.98 for Legal??

2010				
Jan	\$15,691.09	\$3,419.11	\$19,110.20	\$19,110.20
Feb	\$12,495.30	\$3,047.81	\$15,543.11	\$34,653.31
Mar	\$352.00	\$2,721.31	\$3,073.31	\$37,726.62
Apr				
May				
June				
July				
Aug				
Sept				
Oct				
Nov				
Dec				
Totals	\$28,538.39	\$9,188.23	\$37,726.62	



POOA
TELLICO VILLAGE
PROPERTY OWNERS ASSOCIATION

May 21, 2010

Mr. Rich Anklin
120 Coyatee Circle
Loudon, TN 37774

Mr. Anklin,

This letter will acknowledge receipt of your POA Document Request dated May 10, 2010 regarding various legal and board expenses of the POA for 2009 and 2010. State law, as well as TVPOA's Document Access Rules and related procedures, requires that your request be made in good faith and for a proper purpose. Your "Purpose of Request" as written in your document request is unclear, and thus I cannot determine whether the document request complies with the applicable document access requirements.

Please provide me a more detailed explanation of what you are trying to understand concerning the legal expenses and board expenses reflected in financial statements for the POA's general operations during the requested time frame. This additional information will allow me to better understand the purpose of your document request and properly discharge my responsibilities under the POA's Document Access Rules.

Your assistance on this matter is appreciated.

Sincerely,



Winston Blazer
General Manager

WB/ss

