

Grant's Mountain POA 2025 Annual Board Meeting

Saturday, February 08, 2025

1pm Via Zoom call and in person

ORDER OF BUSINESS

- WELCOME
- Meeting called to order by Alan Ledbetter at 1:13 pm
- Attendees:
Alan Ledbetter, President
Liza Rushford, Vice President
Sam Martin, Treasurer
Kristi Black, Secretary
Teresa Carley, Member-At-Large
7 via zoom and 27 in person, representing 21 lots
- Proof of Quorum- 10 % quorum threshold satisfied. See attached sign-in sheet

Old Business: Completed Projects of 2024

1. Vital Pavement project
2. Package Box Project
3. Dropbox Addition
4. Cluster Box Restoration
5. Keypad and Lighting upgrade
6. Road sign installation
7. Hurricane Helene urgent clean up

New Business: 2025 Assessment Projects

1. Fence Repair/painting Project
2. Gate chain link fence replacement project
3. Hurricane Clean-up in Right Of Ways
4. Professional Paving Project- South View Ct
5. Emergency Fund Replenishment

Discussion from floor regarding how to go about getting lot owners to remove debris. Informed everyone that emails and pictures were sent to affected lots. Waiting on responses for non urgent trees. The board had received some responses regarding the urgent trees. The urgent trees have been removed; however, the POA is still waiting on reimbursement from several lot owners.

Mr C. Curtis Lot#51 had concerns with people trespassing or removing trees from his lot. The board assured him no one would be trespassing on his lot, however, he along with the affected lot owners with trees and debris are responsible to remove said trees and debris and keep the ditches and side banks clear 15-20 feet from roads edge. Residents were reminded FEMA will make a pass through the development in the near future to pick up piles. This will save lot owners alot of money if they participate.

Question from Zoom- Any update on emergency egress route off mountain. Alan said the board and a lot owner adjacent to Grants Mtn are in discussions of utilizing his property for an emergency egress route (Emergency Evacuation only).

Question from floor regarding clear cutting and exceeding 20% . The board reiterated the current covenants section and said the proposed revision of this section would help in the future if this issue arises again.

Question from floor regarding notification of Burn Bans. The board brought up the idea that we plan on placing a Notice Board at the gate so residents, their guests and renters would see the notice when a county wide burn ban was in place.

Question from floor and Zoom regarding enforcement of Speed signs. The board said the sign installation was a first step in trying to mitigate speeding around the mountain. Due to the nature of our roadways being narrower and having blind curves, 15 mph seemed reasonable. We are not law enforcement and will not act in that capacity. We just asked everyone to be courteous and respectful when driving in the development. The 15 mph is a guideline and just to use common sense when driving.

Question from Zoom regarding STR. We are in the process of adding a section to the Covenants revision that speaks to a certain % of lots / homes being STR.

The revisions to the Covenants and Rules & Regulations documents were discussed briefly with the expectation that all lot owners need to review and email the board with their concerns and suggestions. We anticipate a vote later in the year as the current documents expire January 2027.

Action Items

1. Residents would like to look at an easier contact method to enlist for volunteers. We need someone to step up and create a call list and be willing to call for volunteers for work days and such.
2. C. Peddler suggested a mirror be placed on the blind curve below her residence.
3. Continue discussions regarding an egress route off the mountain incase of an emergency.

4. We discussed the need of a current and accurate contact for Short Term Rentals. Past incidents have occurred with no way of reaching the owner or Property manager.

- ELECTION OF OFFICER(S)

Not one nomination form was received for the open position of President. An additional call for nominees was made, reiterating the fact of a need to have residents and lot owners volunteer for these assignments and committees in order to properly manage and govern the community and act in the best interests of all residents and lot owners. Bo Finley Lot#14 volunteered for the position if no one objected to his lot being undeveloped with plans of building in the near future. No person objected, therefore Bo Finley was elected by acclamation and will assume the role of President.

- ADJOURNMENT