

Grants Mountain POA Meeting Minutes

4/7/2018

Minutes by: Anika Jaan

- 1) secretary report approved
- 2) Treasurer report
 - a) only 3 lots owe past dues
 - b) discussed that there is a 10% interest addition to any dues not paid after June 1st
 - c) report approved
- 3) Past Business
 - a) Registered Agent
 - i) Jeff Stahl, attorney out of Asheville, became official registered agent, 1st contact if any legal proceedings were brought against GMPOA
 - ii) outdated contact from previous owner of land was prior agent, needed to be updated
 - b) Collins Right of Way
 - i) board could not seem to get clear reason for Collins wanting right of way, continuously changed reasoning
 - ii) board concerned what else may be put in near mountain, how many cars, etc.
 - iii) right of way denied
 - c) Collection of past dues
 - i) Fortunes now current, paid in full
 - d) Dues increase rejection data results
 - i) 17 lots did not vote
 - ii) 25 yes to 15 no for homeowners
 - iii) 27 yes to 13 no for lot owners

iv) "No's" varied for many reasons. Treasurer stated all reasons have been logged and are available for viewing should anyone be interested

4) Current business

a) Right of Way for Lovie Thompson

i) owns property land-locked without access except via GM

ii) board agreed to grant access if joined GMPOA, including all covenants, bylaws, and dues

iii) if lot is further subdivided, each lot must pay separate dues

iv) Thompson must pay all legal costs incurred by GMPOA

v) lawyer says she agrees to terms, but has not been settled

b) Road repairs

i) 13 spots deemed immediate, necessary road repairs

ii) board has no official date, but paver expected to do repairs within month

iii) Pisgah View was requesting another look for an additional immediate repair

* homeowners paid out of pocket for temporary repair

iv) discussion of using paver for personal driveways, Lou agreed to give info to those who wanted it

v) paver will cut out old pavement, reapply, charge \$9,000 for 13 repairs

vi) South View Ct also mentioned as possible additional immediate repair, but needs more definitive quote

c) added concerns about ditches

i) discussion to keep an eye on the quality of work of the leaf blower

ii) discussion about manual leaf removal in pipes

d) Pisgah View problems of traffic, dogs, trespassers, etc.

5) Vandalism

- a) lights broken at front gate
- b) small bonfire out front
- c) graffiti on water tower
- d) fence on Pisgah View broken

6) Roaming dogs

- a) several complaints of dogs loose, potential problems in yards, traffic areas
- b) request by non-present member to add to the bylaws that all dogs must be restrained always by leashes or other effective methods
- c) discussion of common sense and courtesy, for sake of neighbors and pets, includes those renting properties
- d) official quantum vote was unanimously against adding to the bylaws

7) Open Discussion

- a) listing of the GMPOA-owned lot has expired
 - i) appeal to new board to re-list property

8) Elections

- a) Dillon Robinson volunteered for president
- b) Terri Miner volunteered for vice-president
- c) Catherine Owens volunteered for member at large. Catherine will be a new resident on Lot#55
- d) Joan Messner volunteered for secretary

e) Anika Jaan (previously secretary) volunteered for treasurer

All volunteers were unanimously accepted to their positions.

9) meeting adjourned