

Annual GMPOA Meeting

April 13, 2019 1p-4p

Minutes

Board Attendees:

Dillon Robinson, President

Terri Miner, VP

Joan Messner, Sec

Anika Jaan, Treasurer

Catherine Owens, MAL

See Sign-in Sheet for Attendees

1. Call to Order: Meeting was called to order by Dillon Robinson, President. Introductions of attendees. **Welcome to new homeowners; Tony and Misty Emerson.**
2. Review/Approval of minutes: **Approved**
3. Financial Report: Anika Jaan
 - Anika shared 2 reports:
 - **GMPOA Report 2018:** Total Expenses: \$ 20,013.96; Total "Possible Revenue" \$20,750.96, if dues collected. Actual Revenue as of 12/31/18: \$ 18,337.50; net **LOSS** of \$ 1676.46.
 - **Expense Comparison; 2007-2018:** Report reflects the difference in costs of services and goods over time. Some expenses show higher, some lower costs. Data may be skewed due to inconsistencies in documentation. Only in 2011, 2012 and 2018, if all property owners pay dues, were expenses below revenue.
 - Late fees: Anika announced that, due to the large numbers of people who do not pay their dues on-time, we will start to add late fees beginning each June 2nd. The due date for payment is each June 1st There was discussion about how many people haven't paid dues for 2018, four and one for 2017. The present members agreed that we should move forward with investigating the attachment of liens on these individuals. **Plan: Proceed with consulting lawyer to execute attachment of liens to property, as per his/her recommendation.**
 - What expenses can we remove to find money:
 - Electricity, mowing, etc.
 - Rental opportunity can be gain in expense: Let renters pay surcharge
 - Board to release names of unpaid owners 2017, 2018

4. Solar Panels: Terri Miner

- Approved by Board
- Requirements: **Per Grants Mountain Covenant Article XVII:** “No solar energy collector panels or attendant hardware or other energy conservation equipment shall be constructed or installed on any lot unless it is an integral and harmonious part of the architectural design of a structure”.
- **Plan: All plans for installation of solar panels must be submitted and approved by our VP, Terri Miner, just as blueprints, plans for housing or other structures are approved. No installation can take place until written approval is obtained.**
There was discussion about solar panels. The solar panel company will be available at Terri’s house in the near future, if anyone would like to speak with them. Terri will let us know when they are scheduled to come.

5. Weight limits on Roads: Joan Messner

- During recent construction, a discrepancy was found between the sign at the foot of Grants Mountain and the Grants Mountain Building Standards.

The sign at the foot of Grants Mountain states:

WARNING: Narrow road & sharp turns

No turnarounds ahead

No Trucks over 48’ long, 16,000 lb. are prohibited

Drivers responsible for damages

The “Grants Mountain Building Standards” state that “There is a 58,000 lb. weight limit for vehicles and trucks may not exceed 35 feet (kingpin to axle). Concrete trucks weight limit is 5 yards per truck.

There was much discussion about truck weights, full/empty and the current road conditions.

Plan:

- **Question: Where did the Building Standards come from? By Landstar developer prior to roads being paved.**
- **Do we hire engineer to help determine weight limit?**
- **Change verbiage on sign and Building Standards to assure consistency: “There is a 40,000 lb. weight limit for all vehicles. Trucks may not exceed 35 feet (kingpin to axle). Concrete trucks weight limit is 5 yards per truck”. Date 4/13/2019.**
- **Can we do this: At the time plans for new construction are approved, \$5000 will be collected from the owner. This money will be held in an escrow account. The money will be used to pay for repairs that are**

incurred during the construction. Unused money will be returned to the owner vs. Can we keep the money?

- **Board needs to discuss the escrow acct; confirm amount (\$2000-\$5,000), where it will be written into our covenants, etc., will we return unused money to homeowner or keep it? Need legal opinion on Where to write it into...Bylaws vs. covenants and % to pass?? Does this require a vote?? Will need legal documents for owner and POA to sign.**

6. Request from community member for a larger mailbox to accommodate oversized USPS packages. Frequently, the current boxes are either not available or are too small to accommodate them. This necessitates a trip to the post office to retrieve them.

Presented by Dillon Robinson

- After much discussion, **it was decided that the resident could purchase a box and install it; however, the box would need to be approved by the BOARD and the post office first. Also, all residents of the community would be able to use it for their packages, as well.**

7. Short-term Rental (STR) units:

- Letter from 7 House-holds against short term rentals: Extra traffic burdening our roads, security with gate codes in the hands of many people, extra trash on roads, “unknown” people in the neighborhood, some rentals, one in particular, is listed as accommodating 14 people, often creating noise “after hours”. ? **Does this qualify as being a nuisance?**
- Letter from 2 additional households, currently renting their home: They reviewed the bylaws and covenants prior to purchase, bought here because nothing in documents about not being able to rent. That was a deciding factor for purchasing, because STR’s were allowed. They vent all their renters, in an attempt to ensure no loud parties, noise, etc. Being able to rent till retirement is how they could afford to buy their mountain “dream” home. They are concerned about gate security, entry to homes by walking around gate.
- With “due diligence” done prior to purchase regarding ability to do Short Term and Long-Term Rentals, **is it fair and is it legal to turn around now and restrict rental property on Grants Mountain?**
- Security: How often should we change gate codes?
- **Have lawyer answer question of rentals, define “nuisance” then bring back, also what defines trade, business?**
- **Question for attorney, can owner doing STR’s be charged a fee for allowing STR’s that can be used for road repairs, maintenance etc. for this “extra burden” on our neighborhood?**

Homeowners for and against STR’s presented their supporting concerns. Another homeowner, who rents, said that he **would certainly pay a fee to the association to**

be able to continue to rent? Can we add Rental Home Usage Fee? Refer to lawyer.

8. Election of new Board: Current board members have agreed to continue for another one-year term. Joan Messner will change role to MAL and Catherine Owens will assume the Secretary role. **Outcome: The Board was approved by all members present.**
9. Financial Status of GMPOA:
 - Financial discussion ensued as there has been no increase in dues since GM was established in 2002. Looking at the yearly expenses since 2007, only 3 years showed revenue exceeding expenses, we were “in-the-red” for 9 of the years.
 - Possible options to increase revenue:
 - Inflation Calculator applied to \$250 dues from 2002: would now be \$353.
 - Road Fund: Do we need one? How to cover possible road failures/repairs needed in near future.
 - Consensus of members that we need more money available for repairs, in an effort to prevent road failure. Option: To have roads assessed now, get quotes so we can get accurate dollar amounts for road repairs.
 - Alan’s Proposal: Develop a Special Assessment Amendment: The special assessment could require a \$5000 (for example) assessment. Can pay lump sum or do payment plan of ?1000/year till paid off. **Alan Ledbetter suggested this and will write-up the plan Will bring to next meeting.**
 - **Lawyer: Can “property owners that don’t vote” be deemed a “yes” vote, if community communicates this to its members? Can we do covenant amendment for Alan’s proposal?**
 - **Lawyer: To raise money, do we add amendment or covenant, what is the best way to add revenue, considering vote requirements and history of large % of property owners who don’t vote? Will need commitment of GMPOA members to make phone calls to solicit vote.**
10. Adjournment: The meeting was adjourned at 4pm.

Submitted by Joan Messner, Secretary GMPOA

4/21/2019