

# GRANT'S MOUNTAIN HOME OWNERS ASSOCIATION MEETING

**AUGUST 24, 2003**

Meeting commencement: 1:35pm

ATTENDANCE:

INTRODUCTION

- 1) Mark Adkins welcomed the attendees and introduced himself as owner of Timberline/Landstar.
- 2) Property owners introduced themselves.
- 3) Mr. Adkins discussed the outline and agenda for the meeting.

ELECTION OF OFFICERS

- 1) Mr. Adkins stated that the Grants Mountain Property Owners Association is incorporated in the state of North Carolina as a non-profit C-corporation and has been issued a federal tax ID number that was used in opening a bank account at BB&T bank. (Current balance of \$20,000).
- 2) Corporate by-laws state that the Grants Mountain POA shall hold at least one homeowners meeting per year with minutes taken and filed with an annual report to the State Corporation Commission.
- 3) Mark Adkins resigned as President of the Grants Mountain POA.
- 4) Mr. Adkins outlined the election procedure and explained the duties, responsibilities and term of the newly elected Board of Directors for the Grants Mountain POA.

DUTIES AND RESPONSIBILITIES OF THE BOARD

- 1) Act in the best interest of all the property owners.
- 2) Act in the best interest of the development.
- 3) Act in a timely fashion.
- 4) Have regular meetings (quarterly or as needed).

- 5) Communicate with other Board Members and property owners.
- 6) Help resolve property owner disputes/problems.
- 7) Monitor and maintain compliance to the protective covenants.
- 8) Notify property owners of non-compliance to covenants, dues, damage by contractors (gates, roads, etc.), gate code changes, etc.
- 9) Monitor, maintain and collect POA dues for the association.
- 10) Provide balance sheet upon request with details of expenditures.
- 11) Oversee maintenance of the entire project (i.e. roads, common areas, mowing etc.).

Each board members term shall last for one year and can be renewed in one-year increments at the annual meeting of the POA. If a Board Member resigns during his or her term, the member at large then becomes a sitting member of the Board. This new Board will position themselves, as they deem appropriate until the next POA meeting.

Landstar/Timberline agreed to pay one-year HOA dues for each elected Board Member. The money will be deposited into the HOA account before the account is turned over to the Treasurer.

The floor opened for discussion and the nomination of Officers/Board of Directors began.

All nomination were seconded and voted upon.

The first elected Board of Directors is as follows:

President – Alan Ledbetter (lot #4)

Vice President – Roger Henry (lot #82)

Treasurer – Keith Greyer (lots #28 & 29)

Secretary – Friederike Machilek (lot #12)

Member at Large – Gary Beason (lot #52)

#### RESPONSIBILITIES OF PROPERTY OWNERS

- 1) Abide by the protective covenants.
- 2) Maintain a safe speed while driving inside the subdivision.

- 3) Take responsibility for damages done by contractors, agents, employees, etc.
- 4) Pay your HOA dues on time.
- 5) >Do not allow non-property owners or uninvited guests to enter the property.

#### OPEN FLOOR DISCUSSION

**(Q)** How best should the Association go about maintaining roadways, ditches and mowing?

**(A)** Mr. Adkins suggested that the Board/Officers solicit bids for quarterly road maintenance to include installing gravel, cleaning ditches and culverts and general maintenance.

**(Q)** What course of action should a property owner take if there is a malfunction at the entrance gate or if the power is out?

**(A)** The gate can be unlocked and opened manually by inserting a key at the top of the square hydraulic cylinder. There is a black plastic cover on the top that must first be opened up. Once you turn the key you will be able to manually push the gate open. The key will be kept in a lock box attached to the gate. Pushing the numbers 1982 on the lock box itself will open the key box. After placing the key back inside you will again need to enter 1982 in order to close the lock box. Please report any gate malfunction to the President or Vice President of the Association.

**(Q)** Will emergency vehicles be able to enter the property?

**(A)** Yes. Timberline/Landstar has informed all fire, police and EMS of the entry code and opening procedures in writing.

**(Q)** Are there any plans to put up guardrails along certain areas of the subdivision?

**(A)** Mr. Adkins agreed to look at the property will Alan Ledbetter (President) then make a decision.

**(Q)** What are the gate access codes?

**(A)** Both gates have the code 1981

**(Q)** Is there an ACC board and what is needed to get plans approved?

**(A)** Mark Adkins is currently approving house plans. He will continue to do so for another month or two, the responsibility will then go to the President and Vice President. The Secretary will notify the homeowners in writing when this change will take place. Everyone received an ACC checklist with his or her closing gift. All items on the checklist need to be turned in before building starts.

Mr. Adkins also suggested that you apply for power and permits well in advanced of construction. The McDowell County Building Inspector can be reached at 828-652-7121.

(Q) Whose responsibility is it to mow/weed-eat the property?

(A) The property is to be mowed at least three times per year at the expense of the HOA. Timberline has maintained/mowed the subdivision for the property owners.

(Q) What is the city mailing address for Grants Mountain and how will the mail be delivered?

(A) The city mailing address is Marion and cluster mailboxes will be at the front entrance outside of the gate. If you have questions on the physical address of your lot you can contact the McDowell County 911 Coordinator, Eddie Epley, at 828-652-3982. The Postmaster will be glad to answer questions regarding mail delivery.

(Q) There is a section of road that has been washed out, has it been fixed?

(A) Yes.

(Q) Is there garbage pick up inside the development?

(A) No. You will need to take your garbage to the dump or you can hire a private company.

(Q) Who can we give the gates codes to?

(A) Anyone who will need it. Friends, family, contractors, sub-contractors, etc. Codes to the gates can be changed at the discretion of the HOA. Should the HOA decide at any time to change the entrance code, the 911 Coordinator should be notified immediately.

(Q) If the association incurs legal fees while enforcing the covenants who is responsible for those fees?

(A) Legal fees would be paid out of the HOA account. Please refer to page 4 of the restrictive covenants under Article X.

(Q) Can you bury tree stumps on your property?

(A) Yes

(Q) What is the average depth for well drilling?

(A) Roy Price of Price Well Drilling attended the meeting and elected to answer this question. He said there is not really a good answer. He has done several of the lots at Grants Mountain and they all vary depending where on the mountain your lot is. Depths ranged between 550 feet and 1540 feet.

(Q) Can you burn debris on your property?

(A) You are allowed to burn debris on your property with a burn permit.

(Q) Are there any liens on anything at Grants Mountain?

(A) No.

(Q) Are the tower sites at the top of the mountain paying HOA dues?

(A) No. Although the tower companies have an easement to use the roads in Grants Mountain they are not considered a *lot* on the recorded plat. Please refer to the 4<sup>th</sup> page of the restrictive covenants under Article X (first sentence). You can also refer to Article II of the Amendments to the covenants that were recorded on March 14, 2003.

(Q) Can you put in your well and septic before you turn in your house plans to the ACC?

(A) Yes.

(Q) The second gate is not working, will this be fixed?

(A) Yes, the gate will be operational in the near future.

The first annual meeting of the Grants Mountain Property Owners Association adjourned at 3:10pm.