

PROPERTY OWNERS ASSOCIATION MEETING HELD On February 4, 2006

WELCOME

Dawn Fitzgerald, President, welcomed everyone to the meeting and introduced the officers and thanked them for their time and work. She also gave recognition to the following homeowners for time they donated on the following tasks:

Joel and Theresa Carley – tree removal, fence repair, mailboxes

Ron and Linda Tadlock – tree removal

John Faul – donation of materials and time for building the cluster box structure

Annette Eleftheratos – painting, clearing ditches, road work

Don Zehler – tree removal, road work

Kelly Combes – working with contractors on gathering information to fix roads, road work, web site

Crystal and Alan Ledbetter – decorations, flowers and fixing gates, website

Dawn also asked that all those attending the meeting please follow meeting courtesy and speak only when called on to make sure everyone is heard.

TREASURER REPORT

- Cheryl Smith, Treasurer, gave the following Property Owners Report:

	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
Beginning Balance as of June 1,2005			23667.71
Utility Bill - Duke Power	\$377.15		
Community Building Rental	\$200.00		
Postmaster, Office Supplies	\$214.45		
Internet	\$107.30		
Gate Repair	\$270.59		
Road Maintenance & Repair	\$15,864.35		
Mowing & Landscaping	\$3343.37		
Mailboxes & Materials	2164.93		
Miscellaneous	\$508.68		
Transfer from Checking to Money Market	\$20,000.00		
		\$20,683.2	
HOA Dues Paid		8	
		\$20,683.2	
Total	\$43,050.82	8	
Checking Balance			\$1300.17
Money Market Balance			\$18,706.6
			6

Ending Balance as of February 4,2006

\$20,006.8

3

There are 8 property owners still owing dues.

Bylaws

Jim Smalley, Member-at-Large, gave a brief presentation concerning the Bylaws of Grants Mountain Property Owners Association (a copy is included in this mailing). He stated that there are 2 important documents that every property owner should have:

1. 1. Declaration of Reservations and Covenants – This document outlines how and what can be built on the mountain; how it can be maintained; defines the \$250 annual fee and speaks to the Architectural Control Committee, among other items.
2. 2. Bylaws of Grants Mountain Property Owners Association – all property owners should have received this document from Timberline when their property was initially bought. The officers use it as a guide for property owners associations. The purpose of the bylaws is to assist in organizing a group or organization so that it can function. Included in the bylaws are the following items:
 - • Definition of members
 - • Determination of a quorum (more than 10% of the property owners association)
 - • Method of voting (if quorum is established, a simple majority carries the vote – 50% + 1). Each property only gets one vote.
 - • How many and what officers are required.
 - • Exception to the 50% voting is concerning the declaration; 75% is needed to pass this vote.
3. The bylaws can be changed but must be discussed and agreed to by the property owners in accordance with the rules stated. However, the change cannot contradict the Declaration of Reservations and Covenants. All owners are asked to review the enclosed bylaws for discussion at the June Property Owners Association Meeting.

MAILBOXES

1. 1. Bill Hawkins stated that work has begun on the enclosure for the cluster boxes. They are waiting for posts to be delivered in order to continue construction..
2. 2. A schematic was received from the postal authorities for design of the structure.
3. 3. John Faul has donated logs so that the structure will resemble a small log home.

TREE REMOVAL

1. 1. Homeowners living on the mountain have been, and will continue to keep the roads clear whenever a tree has fallen. A chain saw was purchased by the POA for this purpose.
2. 2. Any part of the tree that is left on the embankment (within 10 feet of the road) will be the responsibility of the property owner to have it removed.

3. 3. One of the officers will let a property owner know when a tree has fallen on their property within the 10 feet limit that must be removed. It is then the property owners' responsibility to make the decision as to whether they will remove the tree, hire someone to remove the tree or have the POA hire someone and then have the property owner pay the costs involved.

GATE CODE CHANGE

Effective March 1st, 2006, the gate codes for property owners and contractors will be changed as follows:

Property Owners: #5743
Contractors: #2875

The time frame for the contractor code will be the same 7 days a week, 6:00 AM – 7:00 PM. Please make sure that your contractors are aware of the code change and do not, for any reason, give contractors the property owners code

ROADS

1. 1. Dawn discussed the amount of work that had gone into having the roads repaired. A number of contractors were contacted, only a few responded and the estimates varied widely.
2. 2. The first contractor chosen did some work at a cost of \$1000. Property owners stated that they felt the work was not adequate and had some complaints about the contractor.
3. 3. Jeff Banks of Jeff Banks and Son was chosen as the next contractor. He toured the mountain, looked at the engineers report and met with all the officers to discuss what needed to be done and the costs involved. His bid came in at \$9600 and once his work was completed, there was a noticeable improvement. No long-term contract was given at this time, but he will be asked to come back and inspect the roads in a few months and determine what type of maintenance needs to be done.
4. 4. Jeff stated that there are a couple of serious problem areas that will need to be addressed at some time in the future. The costs associated with fixing these areas will be high, but will have to be paid in order to preserve and maintain the roads. These will be discussed at a later date.
5. 5. Discussion was again held on possibly paving the roads or putting down a more permanent surface. Some of the property owners have toured Gateway Mountain where they have used millings on the road (ground up asphalt) and stated that the roads are in good condition. It would be possible to do one section at a time in order to prevent having the cost all at once. Estimates are approximately \$10,000 from the end of the pavement to the first gate (approximately .9 mile). This will be on the agenda for the June POA meeting
6. 6. Next steps would be to have more people look at the millings and see what it looks like; see what happens with the roads in the next 6 months – 1 year; watch any of the problem areas and see if they need work.

7. 7. Discussion was held on speeding on the mountain and the damage this is causing to the roads. Not only contractors, but property owners also have been observed speeding. With the amount of money recently paid to have the roads fixed, it is necessary for everyone to keep the speed limit to the posted 15 miles per hour. It was agreed to put up more speed limit signs around the mountain.
8. 8. Jeff stated that heavy equipment is also causing damage to the roads. One suggestion was to have heavy equipment dropped at the 'T' and the driven to the site.
9. Discussion was again held on contractors paying an impact fee for coming on the mountain. It was suggested that when a property owner submits plans for approval, the impact fee be attached before plans will be approved. This item will be discussed again at the next POA meeting to determine how to enforce and what to do about property owners that have already built.
9. 10. Driveways draining into the road were also discussed. It was suggested that property owners look at the way the driveway is going to be graded before paving is initiated and possibly add a grate at the bottom to prevent water from rushing across the roads, or grade the driveway so that water runs directly into the ditch. Driveways will be added to the Architectural Checklist that is to be submitted to the POA VP with every house plan so that the construction can be reviewed and discussed.

OTHER

1. 1. It was asked and agreed that the POA purchase and post 'Dead End' or 'No Outlet' signs for the 2 side roads.
2. 2. The issue of kudzu was raised as it was noticed and mentioned previously. Jim Smalley discussed some of the ways to get rid of it that he had received from various sources. There are 2 lots (that we know of) that currently have kudzu on them. Attempts have been made to contact the owner (same owner for both lots), but have been unsuccessful, to determine how they want to deal with it.
3. 3. It was requested that a list of all current property owners be sent to all members. Some people did not want this information displayed on the website.
4. 4. The following information is included along with the meeting minutes in this mailing:
 - • Bylaws of Grants Mountain Property Owners Association – please review before the June meeting for discussion
 - • Current addresses and phone numbers for all property owners. Please review this and let one of the officers know of any changes or corrections.
 - • 911 addresses for all lots.
 - • Next POA meeting date.

If anyone has any questions, comments or concerns, please feel free to contact one of the officers below.

BOARD MEMBERS

Member at Large: Jim Smalley

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Secretary: Ann Bertlesman
Treasurer: Cheryl Smith
Vice President: Bill Hawkins
President: Dawn Fitzgerald

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