



## **PROPERTY OWNERS ASSOCIATION MEETING HELD ON January 22, 2005**

Meeting commencement: 1:00pm

**Please note important agenda items for the June meeting at the end of the minutes concerning Homeowners dues and new fees.**

### **TREASURER REPORT**

Cheryl Smith, Treasurer, gave a summary of the current balances in the HOA account. Members present asked for a breakdown of expenditures to be included in the minutes.

Profit and Loss – July 1, 2004 – January 21, 2005

	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
Beginning Balance as of July 1, 2004			24,146.33
Utility Bill – Duke Power	196.66		
Community Building Rental	400.00		
Insurance	643.00		
Postmaster	242.68		
Gate Repair	1268.94		
Road Maintenance	7703.31		
Mowing	4706.25		
Internet	75.00		
Office Supplies	213.83		
Miscellaneous	247.63		
HOA Dues Paid		18264.29	
Ending Balance as of January 21,2005			<u>26,713.12</u>
	<u>15697.50</u>	<u>18264.29</u>	<u>26,713.12</u>

### **PROPERTY ISSUES**

#### **Gates**

- 1) Discussion was held on the issue raised at the last HOA meeting in June concerning the gates. At that time, it was agreed that if the majority of homeowners voted for it, we would move the first gate to the second gate location and eliminate the first gate. After doing research on the costs, Alan and the officers wanted the members to know the costs before proceeding with this. Those costs are as follows:
  - \$3500 to move the first gate to the second gate
  - \$7000 to get a new gate.
  - Approximately \$996 to fix the second gate, not including electrical which would cost another \$275.

- 2) Discussion was then held on possibly having multiple gate codes for contractors and homeowners (Alan will investigate costs); for putting a security system on the second gate to see who is damaging it; for leaving the second gate open during the winter as potential for sliding into it is greater.
- 3) Due to the quality of the second gate and the potential for it to be damaged again, those present agreed to move the first gate to the second gate location and then possibly move the current second gate to the first gate location to give the appearance of having a working gate from Ashworth Rd.
- 4) With the potential for people driving in with no working first gate, discussion was held as to whether there is room before the second gate for people to turn around. All agreed there is room.

## **Roads**

- 5) There was quite a bit of hurricane damage to the roads. Alan has contacted Mark at Timberline and sent pictures, but he refuses to do anything. Mark had stated in the first homeowners meeting that he would be responsible for any issues with the roads, but never put it in writing and now states he would lose money if he comes back to do any work.
- 6) A call will be made to the DOT to see if an engineer will come look at the roads and make an assessment of what needs to be done to fix them and if they are up to code. This needs to be done in order to determine if we have any legal recourse against Timberline.
- 7) Alan again reiterated that Mark still owns the property at the top of the mountains where the towers are located, but that the owners of the tower do not pay any dues or maintenance fees for the roads.
- 8) Marty Arrowood , VP, is also contacting FEMA to see if we are eligible for any money for the damage to the roads.
- 9) A rainstorm a few weeks ago did more damage to the roads. Tim Vess has done, and is continuing to do, more work on the ditches, including putting in dams to stop the water flow.
- 10) A discussion was held on putting another material on the roads at this time to help prevent erosion. Research is being done on this and the costs. It is more expensive than the material we put on last year to keep the dust down, but is still cheaper than paving.
- 11) Realtors have been bringing people in to look at property but the road conditions have prevented sales. The realtors have stated that property values would increase considerably with better roads in the community.

## Other Issues

- 12) Previous discussion was held on paving the area around the second gate to prevent accidents. This has been put on hold until we can get quotes on the cost.
- 13) A speed limit sign has been placed near the entrance to the property. It seems that the number of people speeding has dropped, but discussion was held on having all contractors sign a form regarding speeding on the property and agreeing to the following penalties:
  - First instance – warning
  - Second instance - \$25 fine
  - Third instance - \$100 fine
  - Fourth instance – contractor will be asked to leave the property and not allowed to return.In order for this to be effective, anyone seeing speeders must get the license plate number of the vehicle.
- 14) There has been some damage to the roads and fences by contractors. They should be responsible for fixing these damages and in one case, the contractor did tell the homeowner. Otherwise, everyone is asked to talk to contractors when they see this happening and ask them to pay for the damages.
- 15) A question was asked regarding the cost of our current mowing service. Alan said there is not set schedule, but the costs is as follows:
  - \$45/hour for the tractor
  - \$15/hour for weed eating
- 16) Alan discussed the mowing done by Timberline late last year. They had contacted him about mowing and stated the cost as approximately \$600. He told them he would discuss with the officers and get back to them. In the meantime, they came and did the work and submitted a bill for \$2925. The officers agreed that we would not pay this amount since the time and cost was almost 5 times as much as originally quoted. Due to discussions with Timberline concerning the roads and the fact that they did do an excellent job on the mowing, the officers agreed to pay \$1500.
- 17) One homeowner asked that a mirror be placed on the large curve between the first and second gate to prevent an accident. This was agreed to.
- 18) A suggestion had been given regarding all the homeowners buying one of the lots for sale to use as a community area. All present felt that this was not a good expenditure at this time as there are other issues within the community that need to be taken care of.
- 19) Insurance has been purchased for the community. The cost was \$634 with \$1 million dollar liability coverage. This policy did pay for the damage to the first gate last year.

- 20) Once the first gate has been moved, and there is no longer a working gate at the entrance, the mailboxes can then be moved inside the entrance. All agreed that we should build something to hold the mailboxes so there is a uniform look. Research on getting cluster boxes is still being done.
- 21) Some clearing has been done for an industrial park visible from parts of the mountain. Alan again reiterated that the land outside the entrance that was cleared has been reseeded. There is another industrial park being planned in the area, but it is on Ashworth Rd on the other side of I40.
- 22) Some people have not paid their homeowners dues and Cheryl has not been able to contact them. All present agreed that the only recourse is to put a lien on the property if they are not paid by this June.

**Important items for June Agenda:**

**(Date may be changed from June 18, a notification will be sent out.)**

- 23) With the damages to the roads and current conditions, all present agreed that we have to come up with an alternative for getting the roads fixed and maintaining them. Some proposals were discussed that will be the primary discussion in the June Homeowners meeting as they may require amendments to the covenants:
- All contractors will be required to pay a deposit before beginning work that will be used in case of road damages. The involvement and paperwork required to track this process and return money once construction is completed make it an undesirable alternative.
  - All contractors will be required to pay a fee depending upon the size of their trucks (fees to be determined).
  - All homeowner will be required to submit a one time fee with their house plans to cover road damage and maintenance. This fee amount is up for discussion, but a \$500 fee was discussed. How to deal with homeowners that have already built or submitted their plans will need to be determined.
  - Homeowners' yearly dues are currently set at \$250/year. With the current expenditures we have, this has allowed us to maintain approximately \$20,000 in the bank. Raising homeowners' dues and holding out part for road maintenance will be voted upon.

**Officers**

- 24) Alan Ledbetter stated that he would **not** be running for President of the Homeowners Association next year. He asked that others volunteer, as he would like to spend more time with his family.