

Grants Mountain Annual January POA Meeting

Jan 31, 2009

The meeting was called to order at 1: 06 P.M. by President Bill Hawkins.

Bill announced that he is resigning as president of the POA. He thanked the board members and special members of the POA.

Bill informed the members present that the owner of lot 39 had turned his lot over to the POA. The deed has been transferred to the POA. The lot was offered for sale to Grants Mountain property owners. There were no bids. The lot is being marketed by realtor Don Markum.

A motion to waive the reading of the minutes from the June, 2008 meeting was made and seconded. The minutes are posted on the Grants Mountain website.

The financial report was read by the treasurer. No question from the floor. That report is also on the web site.

Road update: There is approximately \$10,000 left in the road account. Monday, February 1, 2009, work will begin first, on the 3 worse curves on the back of the mountain. Dirt and gravel is needed along the paved edge of the road to help maintain the asphalt and keep it from breaking away along the edge. Second, grading the road edge where gravel is piled high on the side of the road. This gravel will be moved to the edge of the pavement to help preserve asphalt. Cost of trimming \$50.00 per hour, fill cost is \$130.00 per load, gravel cost is extra. The person doing job has been working for us for the last 2 years. We are only doing 3 curves to get an idea of the cost. Depending on the cost, road work will move forward with other road projects. Due to the heavy rain around the first of the year, leaves accumulated on the road and ditches. People were hired to clean leaves from the road and ditches. The president discussed the need to line the ditches and over seed with grass seed to help maintain the structure of the ditches alongside the road. This should prevent leaves from washing over the road in the future. The president hopes that future boards will work on this project. Bill mentioned the engineers advise that "rip-rap" just does not work.

There is about \$39,000 in paving assessment money still owed to the POA. The attorney is in litigation with 3 property owners who have not paid anything. One owner is on a monthly payment schedule. Another owner owes just over \$600, plus interest. Lot 70 is also in litigation due to covenant violations.

Nominations for office of president: Rich Messner was nominated by Stephen Amsbary. No other nominations were received. The nomination was seconded by Kelly Combes.

Nomination for member-at-large was opened. Joan Messner nominated Kelly Combes, who declined the nomination. Joe Summers was nominated by Joan Conway, he also declined. Chris Amsbary was nominated by Ginger Summers and voted in as the new member-at-large.

Water tank update: The tank is up and in place. There is still some painting that needs to be done (under the tank and the legs). Peyton Miller offered to help. The hose that feeds the tanker truck in a fire emergency must be replaced because it has dry rot and is not well secured to the tank. The Board will ask the fire department if they have another hose that can be attached to the water tower. Fire chief needs to inspect and will do so as soon as he can. His schedule is delayed due to having surgery. They need to bring the fire truck up to make sure everything fits. Hopefully within 2-3 weeks the tank will be filled.

The gate access codes: Contractor code is #2999; the Owner is code #5743. Keying in the code needs to be done slowly. There is a beep that comes while keying in code. Hours for the contractor code are from 6am to 7pm.

The board approved a sign as notice to contractors informing them they are responsible for any road damage. Large trucks (35 Feet from Kingpin to Axle) are not allowed to make deliveries on the mountain. Delivery of longer items will need to be by an alternative method.

Meeting was adjourned.