

# BI-ANNUAL POA MEETING

## Grant's Mountain POA Association

Meeting date Saturday 7/11/2015 @ 1:00

Ruritan Building, Glenwood, NC

### Minutes of meeting

Discussion of meeting minutes and approve from fall POA meeting – minutes accepted

- Treasurer related

- Review draft budget for 2015-2016  
Checking \$30,524.58, Savings \$37,410.29, Emergency \$21,144.92 = \$69,079.79 – accrue interest Savings \$6, Emergency \$12  
\$36,000 committed to Emory Paving
- Outstanding debt and unpaid POA dues and added funds from tower maintenance – Tower maintenance is paying \$2500 to POA. 9 lots still haven't paid dues 3 of which had not paid previously to 2014-2015. 2 had very large debt and have been paid in full. 2014-2015 dues outstanding \$4,061.28. One property owner is past due over \$1,000, everyone else is \$250 to \$500. Letters are being sent out stating Grants Mountain POA has a right to put lien on property plus \$25 fine for overdue balance. There isn't anything in covenants that if you don't pay your dues you cannot vote. Chris Amsbary suggested putting a lien on property for past due amounts over \$1,000. Rich Messner stated that when he was on the board he never put liens on people's property that did not pay.
- Discuss change in due date for annual POA dues – billing cycle changed to June 1 – September 1 of the same year. The amount of time was too long and interfered with many aspects of the financial bookkeeping/taxes of the mountain. Any lot owner who has not paid by September 1 will incur a \$25.00 late payment fee.
- Find full time treasure (paid if necessary) to reduce future confusion and payment issues. Bill Hawkins stated that Joel Carley would like to do the books. Rich Messner stated that Joel Carley did them in the past and did a good job and got payments out on time. Alan Ledbetter stated that accounting firms and local bookkeepers are not interested in doing it. Stephen Amsbary said he would like to find a professional. Alan Ledbetter will talk to Joel Carley about doing the books. Alan Ledbetter stated that quick books is not easy to learn.

- Discuss vote on Road Maintenance, covenant amendment - \$400 road maintenance fee accepted. All current homeowners, anyone purchasing a lot after 1/1/2016 and anyone who builds a home on their lot will be assessed a \$400.00 yearly road maintenance assessment that will be billed every January 1 with the due date May 1. Late payments will incur a 10% late fee or \$40.00. This assessment is in addition to the POA dues of \$250.00 per lot per year.

57 lots voted yes, 15 lots voted no, 10 lots did not vote. 83 lots (removed property owned by Grants Mountain,  $67\% \times 82 = 54.95$  or 55 votes to pass. Bill Hawkins wanted to know if the amendment is legal or constitutional. He did not agree with covenant amendment... not wanting to spend anything out of pocket. He felt that landowners benefit as well. He feels this will set a precedent for future boards. Rich Messner asked if homeowners were asked to volunteer to pay the \$400 rather than propose a new amendment. Rich Messner also questioned the legality of amendment. Alan Ledbetter stated he discussed with lawyer to make sure it was being done correct.

- Discuss Realtor Chrissie Miller from Keller Williams that is offering to market Grants Mountain properties in target areas.

Alan Ledbetter stated that Chrissie Miller has already been contacted for 3 or 4 lots. 37 lot owners wish to sell. Realtor will do videos and market in Charlotte and Charleston. Stephan Amsbary asked if realtor could be invited to next homeowners meeting.

- Road Maintenance Updates

- Status of last years approved wedging and chip and seal from gate to T in road and Pisgah View to Towers Road maintenance not started due to rain issues. Start date was supposed to be June then July and now August. Brought in second company for quote - \$15,000 more than original quote.
- Status on dumping rock to stabilize bank areas where grade is too steep – some rock dumping completed. Rich Messner stated that the rock had dirt in it that was dumped near his home. He also stated that it is more dangerous now because it looks like you can drive on it, and rock was dumped into the stream. Peyton Miller stated that he had 3 engineering groups come in to discuss the eroding or failing of the roads. They suggested to move the roads or use

mine waste. Moving the roads would make very steep cuts into people's lots which is very expensive. \$10,800 to cut into bank 300 to 350 feet. The POA would need the permission in writing of the landowner. Bill Hawkins asked if they were civil engineers that were recommending mine waste. Stephan Amsbary stated that to build a retaining wall it starts at \$60,000. Rock is just slowing down the issue. We are always going to fight dips. Bill Hawkins and Rich Messner stated that the A1 paving company laughs about dumping rock and says it is a waste of money. Rich Messner stated that the wrong equipment was brought in which had metal tracks on it. Peyton Miller stated that he asked them to leave and bring in the proper equipment.

- Update on effect of previous rock dumping projects
- Status on repairing dipped and damaged pavement around Grant's Mountain Rd  
Alan Ledbetter offered to do the repairing of the dipped and damaged pavement. He will do a section to see how it turns out.

- Mowing Updates – Stay on same schedule.

- Discuss increased cycle for mowing banks and side roads
- Discuss leaf blowing culverts and ditches – have master map of culverts - part time college student – has limited liability protection
- Added areas for weekly mowing to improve development appearance

- Gate Updates

- Gate code change to take affect 6/20/15, Owner code #1974, Contractor Code #2003, Do not give contracts owner codes
- Discuss improving esthetics of gate by replacing black chain link fence
- Bearing change to gate in fall
- Painting of gate and post in summer

Discussed having a work day with the homeowners to do projects on mountain.

- Election of POA officers for 2015-2016

New board voted in

President – Alan Ledbetter

Secretary – Joanna Dokter

Vice President – Peyton Miller

Treasurer – Crystal Ledbetter

Member at Large Walter Eastwood

Guest speaker – Donny Tipton from the Glenwood Fire Department – points that were discussed

Glenwood Fire Department will be on mountain the 4<sup>th</sup> Monday night for drills so that they may have pre-planned strategy. Stay put during drills. Fire Department will top off water tank, go over maps, learn the lay of the land.

Make sure driveways are wide enough to get fire departments apparatus in so that road may be left open for trips to water tower.

Stay put in your homes and do not drive to see what is going on. Development should come up with plan for a communication with homeowners to evacuate if requested by Fire Department.

Keep shrubs cut back and green – suggest rocks around house instead of mulch. Keep dead foliage cut. 50 foot buffer recommended around house. Metal roofs are better than shingle roofs.

Clearly mark residence. House numbers need to be prominently displayed at road.

Signage requested in front where T is to clearly mark the addresses that are left and addresses that are right at the T. Chris Amsbary volunteered to help with that project.

Up to 5 miles to Glenwood Fire Department – Class 6 discounted insurance rates

5 to 6 miles to Glenwood Fire Department – Class 9E still get insurance break but not the Class 6 rate

Over 6 miles to Glenwood Fire Department – Class 10 no fire protection.

In 1973 McDowell Fire Commission stated that no one will be without fire protection. Insurance companies may not write policies for Class 10.

Glenwood Fire Department is going to place a stake at the different Class sections to the left and right of the T.

Peyton Miller requested Glenwood Fire Department to check water tank to make sure there isn't a leak. They said they would check water tank on 4<sup>th</sup> Monday.