

## Grant's Mountain POA Meeting

June 26, 2009

The meeting was called to order by president, Rich Messner. Reading of the minutes from the January, 2009 meeting was waived. The treasurer's report was read and passed.

New owner's of lot 11, Steve and Marilyn Whisenant were introduced; and it was announced that Dillon and Myrna Robinson, lot 81, are beginning to build their house.

The attendees were told about the success of the spring workday and the picnic afterwards. Another workday is planned for the fall. No date has been set yet.

Lynn Miller told the attendees about the forming of a Grants Mountain Garden Club. The purpose is to do what we can to help improve/maintain areas of the mountain to help save the POA some money. The club will also provide refreshments for the meetings. Information would be placed on the Grants Mountain website. Further details would be worked out later.

Chris Amsbary gave the attendees the latest update on the water tank. The tank was filled with water on April 27<sup>th</sup>. The hose to fill the fire truck was replaced as the old hose was dry rotted.

Rich Messner discussed the problem with the gate staying open. Lightening keeps striking the control box. One of the past lightening storms to hit the box caused extensive damage. AND Wireless, a local company, did the repair work. They found that the control box and keypad had never been grounded, which they also fixed. They also repaired the gate's locking mechanism so that to prevent individuals from opening the gate by simply pushing it open. This is a security feature to keep people out, who do not have business here on the mountain. Currently the locking mechanism has been disabled until a walk through gate is built to enable individuals to walk through to get a key from a lock box and unlock to gate and push it open. The key to unlock the gate will be installed in a lockbox on the inside of the gate. The code to retrieve the key from the lockbox is 1911. Gate codes will be changing. The POA member's new code is 1219 and contractor's code is 5383. Currently both old and new codes are working. The old codes will be removed possibly in 1 month. New codes will be on the website. Insurance did cover part of the repair cost. Instructions will be on the website.

The road situation was updated. This spring has brought many inches of rain (7 inches on Memorial Day as an example). Residents were busy just trying to keep the ditches open so the water would drain. The sink hole just before the Arrowood driveway was a result of the original culvert separating and allowing water to undermine the roadbed and was not put in at an angle to allow water to drain properly. Saw horses have been placed on the roadside to keep cars from driving on that part of the road. Jay Cook repaired the broken culvert and will place 4 additional culverts down the road from the old culvert to the gate. Jay said that the old culvert could have been separated for a long time, but this spring's heavy rain caused the roadbed to begin failing. There will be no new culverts on the backside of the mountain at this time although ditch repair is being done. Since the POA is trying to conserve funds, there will be

no roadside mowing at this time. It was stressed that road repair and maintenance are the primary objectives.

Jeff Shipman, owner of Southeastern Asphalt, the company that paved the roads, met with President Rich Messner and other POA members about the cracks and thin spots in the road. Mr. Shipman said that anything along side of the road was due to settling and not the company's responsibility. He did accept responsibility for other areas and will repair them. Another meeting is to be set up with Mr. Shipman. When Jay Cook installs the new culverts the asphalt depth will be measured. A certified letter has been sent to the asphalt company to activate our warranty. A concern was raised about paving South View cul-de-sacs. It was explained that once someone builds down there the cul-de-sac will be paved.

It was suggested that "Dead End" signs be placed at the cul-de-sacs to deter people from driving down them. Estimates will be obtained.

We are still having trouble collecting road assessment money from some of the owners. Liens have been filed on all delinquent owners. POA owns lot 39 which is for sale. One of the delinquent owners, lot 70, Harris, cannot be contacted. We have notified his wife and tried serving him in both North and South Carolina. The taxes have been paid. The board looked into having a collection agency try and collect, but they would charge 25% of whatever they collected. The next step would foreclosure on the property. The unfinished house is also in violation of the covenants. The total amount owed the POA from the delinquent property owners is \$30,728. The delinquent owners are being charged interest. Lot 39, currently owned by the POA, is on the market and the price was recently dropped to \$19,999.

A recommendation to require the yearly dues be paid by an earlier date was suggested. This would require an amendment to the covenants. This will be discussed at a board meeting.

There will be one more newsletter mailed out. This is becoming cost prohibitive due to the cost of stamps. The newsletter will still be emailed and posted on the website. The newsletter will request that POA members pay their dues quickly.

A list of individuals willing to serve as next year's board officers was passed out at the beginning of the meeting. Any other volunteers were asked to come forward, none did. The new officers were voted on and elected.

New officers:	President	Rich Messner
	Vice President	Peyton Miller
	Member-at-Large	Linda Tadlock
	Treasurer	Joel Carley
	Secretary	Chris Amsbary

Meeting was adjourned.