

**2004
Grant's Mountain**



**Home Owners Association
Yearly Meeting**

PROPERTY OWNERS ASSOCIATION MEETING HELD ON JUNE 19, 2004

Meeting commencement: 2:00pm

ATTENDANCE: 22 Lot Owners

INTRODUCTION

- 1) Alan Ledbetter, President, Lot 4: Welcomed the attendees and introduced his family, himself and discussed his newly built home on lot #4. He also discussed what would be covered in the meeting.
- 2) Rikki Machilek, Secretary, Lot 12: Discussed sign-in sheet and update of current mailing addresses, phone numbers and email addresses. Also discussed the current 911 addresses for Grant's Mountain and the problems with receiving different address numbers than what was given to the HOA.

TREASURER REPORT

- 1) Keith Greyer, Treasurer, Lots 28,29: Discussed payment of HOA dues. The HOA due coverage has changed from January – January to July – July. This change will coincide with the end of the association's physical year. You should be receiving a bill for the standard \$250 dues plus a prorated portion that will depend on when you purchased your lot on Grant's Mountain.
- 2) Keith discussed the amount spent over the past year: Around \$2,700 for road maintenance, snow removal, grass mowing and gate maintenance. The amount left in First Charter Bank of Marion is around \$20,000.

HOME APPROVAL INFORMATION

- 1) Roger "Vice President" requires two copies of your house plan and the checklist filled out completely. This will give you pre-approval for the building plan. Before you start construction, you will need to mail us an association contract filled out by the contractor and homebuilder and proof of insurances. All of this can be found on the web site.

PROPERTY ISSUES

- 1) Building progress on the mountain: Each attendee discussed future building plans and depth of each person's well.
 - 2) Current Insurance: Over the course of the year we gave Keith the task of obtaining insurance for the association, but he was not able to complete this task. On 4/2/2004 I had State Farm quote the insurance coverage of \$1,000,000 liability and \$10k Gates for \$634 per year. Alan Ledbetter had assumed that Keith had received the policy but he had not. Since the meeting Alan Ledbetter has called State Farm Insurance Company about the problem and they back dated the policy so they will cover the lightning damage, minus deductible. Item Complete
 - 3) Gate maintenance/ damage
 - a. Second gate would not close; had Grindstaff fence do a maintenance call to fix this problem.
 - b. Second gate was vandalized by a vehicle pushing through it; damaged gates, hydraulic closing mechanisms, broke brackets, knocked down keypad and broke power post. Grindstaff fence is currently quoting repair or new system.
 - c. 4/19/2004 First gate vandalized by a vehicle pushing through; bent gate in half, knocked off rollers, broke chain, broke bracket bolts and damaged photo eyes. (Alan Ledbetter repaired the following items)
 - ✓ Bent gate back in place
 - ✓ Reinstalled gate to rollers
 - ✓ Realigned photo eyes
 - ✓ Set reverse
 - ✓ Replaced bracket bolts
 - ✓ Repaired 2 broken places in chain
 - d. Added fake camera to first gate.
 - e. 5/19/2004 First gate hit by lightning knocking out motherboard
 - ✓ 6/11/2004 Replaced mother board
 - ✓ 6/11/2004 ordered new opening actuator
- Association members present discussed and voted on using the second gate as the primary gate. The plan is to remove the first gate and move it to the second gate location. This will reduce the cost of replacing the second gate and will also reduce the amount of maintenance cost. The land between the gates is now being built on and with only using the second gate we would not have to have two access codes. This will not go into affect until we have sent out a proxy vote to the members that were not able to attend. We will take the number of votes taken at the meeting (Voted unanimous for issue) and add them with the returned proxy for the final outcome of this issue.
- 4) Trespassing, Vandalism deterrence: Will quote security system for second gate to prevent future incidence. Will talk with Sheriff's Department one more time to stress our concerns. Lot owners please contact Sheriff's Department or Game Warden if you see anything or anyone suspicious.

- 5) How to open gates when there is a power outage: Printed handouts for manual operation of gates.
- 6) Gate code change: Discussed and voted on a timed system for the gate. This should be a minimum cost and will allow the lot owners to give their contractors a code that will only allow them to enter between 6 am – 8 pm. We will then change the primary code one more time that will allow lot owners to enter at any time. (Voted unanimous for issue)
- 7) Individual mailboxes vs. cluster boxes: Voted to use individual mailboxes until we have a larger sum of people that will require mail delivery. The mailboxes that we have now will be situated to look good and if the vote goes through to remove the first gate, we can move the mailboxes inside the gate to improve the look of the entrance. (Voted unanimous for issue)
- 8) Road maintenance/ damage:
 - a. Johnson paving scraped roads one time in the spring at a cost of \$800.
 - b. Discussed and voted in quote from Burleson Paving for dust control from first gate to forks in road. \$3,500 (Dust control is a substance that is sprayed on the road to control dust, replaces gravel and decreases road wear). We have decided to try this for the first section of the main road. This section has very little gravel and has problems with road wear and turning muddy during rain. This will give the association an idea of how well this works and if we should use it for the rest of the road. (Voted unanimous for issue). Item completed
 - c. Discussed and voted in paving a small portion at the second gate to decrease road wear and give better conditions for stopping. (Voted unanimous for issue)
 - d. Discussed quote from APAC to pave from first gate to forks in road: \$85,000
 - e. Discussed quote from APAC to pave entire road \$380,000 (Discussed taking out a loan from the bank to pave entire development)
 - f. Discussed and voted in quote for taking care of all road maintenance. Tim Vess will be dedicated to Grant's Mountain at \$40 per hour, will require 3-year contract. Contract will be written up so if the work is not to our satisfaction we can break the contract. (Voted unanimous for issue)
- 9) Sold property between gates: Paula and Manny Moeheka are building a two-story house on this lot. They have contacted Alan Ledbetter about information on gates and roads and seem to be very nice. They are trying to contact the landowners around them so they can purchase the adjoining land.
- 10) Clear cutting of land at entrance: Alan Ledbetter had heard that the land is owned by an elderly lady that sold the timber to raise money for her church and the land was then reseeded. Another member had heard that the land would be used for an industrial park. We will keep working to find out the truth regarding this issue.

- 11) Trash disposal: Take trash to land fill or contact local company about trash pick-up. Duncan's Garbage Service 828-652-6833 or 828-659-1979
- 12) Current mowing/ grounds maintenance:
 - a. Mowing first gate area, spraying for weeds and mulching one time per year at a rate of \$60 per mowing, John Bailey lawn services. Also Available for residential care 828- 652-1675
 - b. Main road mowing will be taken care off by Tim Vess, which was discussed in an earlier note.
- 13) Website use: Discussed and voted in keeping the website for one more year at a cost of \$70. All information currently is O.K. per association response. (Voted unanimous for issue)

QUESTIONS FROM PROPERTY OWNERS
ELECTION OF NEW BOARD OF DIRECTORS
CONCLUSION OF MEETING

- 1) Discussed speeding in development: Voted to add 15 mph speed limit sign and change contractor's association agreement to include - If an employee is turned in for speeding more than once, that employee will not be allowed back in the development. It will be the land owners responsibility to watch for speeders and contact employees/HOA to report speeders. (Voted unanimous for issue) Speed Limit sign is posted
- 2) Call Mark Adkins about receiving money for road maintenance for the land that Timberline is leasing out.
- 3) Gravel not packed well on backside of mountain. Try to hire someone to pack gravel. Item Complete
- 4) Reseeding grass on banks needs to be quoted because Timberline used the wrong type of grass.
- 5) Voted to have two meeting per year instead of one. (Voted unanimous for issue)

ELECTION OF BOARD MEMBERS

- 1) Discussed electing new members that live locally, are in Marion several times a month or are building or getting ready to build.
 - Member at Large – Jim Smalley
 - Secretary – Ann Bertlesman
 - Treasurer – Cheryl Smith
 - Vice President – John Arrowood
 - President – Alan Ledbetter