



PROPERTY OWNERS ASSOCIATION MEETING HELD ON JUNE 11, 2005

Meeting commencement: 1:00pm

ATTENDANCE: 26 Lot Owners

TREASURER REPORT

1. Cheryl Smith, Treasurer gave the following Homeowners Report:

	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
Beginning Balance as of July 1, 2004			24,146.33
Utility Bill - Duke Power	\$367.50		
Community Building Rental	\$400.00		
Insurance	\$1,278.00		
Postmaster	\$260.27		
Gate Repair	\$4,615.94		
Road Maintenance	\$9,233.31		
Mowing	\$5,126.25		
Internet	\$75.00		
Office Supplies	\$213.83		
Miscellaneous	\$247.63		
HOA Dues Paid		21,339.11	
Total	\$21,817.73	21,339.11	
Ending Balance as of June 10, 2005			23,667.71

GATE INFORMATION

2. Alan Ledbetter, President, discussed the costs associated with moving the gate as discussed and approved in previous meetings. Gate 1 was moved to the Gate 2 location for a cost of \$2100. A timed keypad for contractors was also installed for a cost of \$800. Gate 2 had been destroyed previously and it was agreed not to replace it and just move the first gate.
3. Moving the old 2nd gate to the first gate location for appearance was discussed. Alan stated that the slope of the road prohibited doing this, as there was a difference of about 2 feet from the beginning to the end.
4. Ron Tadlock (lot #74) volunteered to look into the cost of fixing the structural damage to the gate and installing it in the first gate location.

5. There have been some problems with the remotes. It is apparently a frequency problem and is being looked at.
6. The new gate code for owners is 1973.
7. The code for contractors is 2005. The hours this code will work are Monday-Saturday, 6:00AM-7:00PM and Sunday, 10:00AM-5:00PM.
8. Alan discussed the costs associated with security cameras. This issue was raised in a previous meeting after discussion around vandalism. As there has not been any recent vandalism, all those present voted NO to look further into purchasing and installing a security camera.

MAILBOXES

1. Last year, the postmaster informed Alan that they would not deliver mail inside the gate, but that if the gate was removed, gave approval for us to move the mailboxes to a location inside the entrance.
2. Since the first gate had been removed, Alan constructed a form and moved all of the current mailboxes to that location.
3. The ‘new’ postmaster refused to deliver the mail. According to their regulations, they are required to have space to turn around. After much discussion, they finally agreed to use the second curve as the turn-around location and allow the boxes to be inside the entrance (after Alan moved them back to original location).
4. Bill Hawkins (Lot #30) had also been in contact with the postmaster about the mailboxes and cluster boxes for Grants Mountain. According to the postmaster, after we reach a total of 12 individual boxes, we are required to use cluster boxes. With the number of homes currently being built, we would reach this number by August.
5. Alan has a written agreement that we can now construct the building to hold the cluster boxes and put it inside the entrance on the left side of the road.
6. Discussion was held on how to pay for the cluster boxes, as we apparently have no choice but to purchase them, and how many to purchase. Some suggestions were to purchase the boxes and assess each homeowner a fee to pay for them; pay for them out of the account and have each homeowner pay for the key as they needed a box or just purchase and pay for them out of the homeowners account.
7. All those present voted for purchasing a total of 85 boxes (one for each lot) and take the cost out of the Homeowners account.
8. Bill provided the following costs associated with buying cluster boxes and building a structure to hold them:

Cluster Boxes (2)@	\$770.00	\$1,540.00	35 boxes each
Cluster Box (1)@	\$330.00	\$330.00	15 boxes
Shipping (per box)	\$100.00	\$300.00	
Smaller Box	\$135.00	\$135.00	for packages and outgoing mail
Material	\$435.00	\$435.00	estimated cost
Total		\$2,740.00	

ROAD CONDITIONS

1. Tim Vess, our current contractor for mowing and road maintenance, has had problems with his equipment and has not done recent work on the roads (he did mow partially).
2. The issue was raised that Tim does not have the correct equipment to work on the roads and in fact, may be doing more harm with what he is doing.
3. It was agreed to have someone look into hiring an engineer to look at the roads and offer suggestions on what is critical to be done, how it should be done and if the roads were in fact done correctly by Timberline. The cost for the engineer is not to exceed \$1000.
4. All present agreed that the roads need to be professionally done at least once a year. This would include grading, cleaning out ditches, stone and filling holes or washed out areas.
5. Estimates will be requested from various companies with the agreement among those present that the cost for this work will not exceed \$10,000. This money will come out of the current homeowners account. Teresa Carley has talked with 2 paving companies and received these estimates:
 - Burnett Paving Co., Nebo NC
 - Grading, scraping, cleaning culverts: \$4000
 - Old broken asphalt for washed outs 20 truck loads \$160/load
 - Base Stone \$12/ton
 - Ronald Burleson, Nebo NC
 - Grading, scraping, cleaning culverts \$2500
 - Base Stone (estimated 100 tons) \$16/ton

Dawn Fitzgerald (President), Bill Hawkins (Vice-President) and Kelly Combes (Road Committee Chairperson) will review and make a decision on which company to use.
6. Discussion was also held on paving the area around the gate to help prevent damage to the gate controls from dust. Alan had received a quote of \$7500 for this work that would cover approximately 580 feet around the gate. Voted to use an alternative to paving and cost not to exceed \$3,500.
7. Discussion was also held on various other materials and work that could be done to the roads. A committee will be established to look into all of the issues pertaining to the roads and maintenance.
8. As was mentioned in previous meetings, it was reiterated that realtors have stated that the conditions of the roads are preventing sales of property on the mountain or an increase in property values.
9. John (Marty) Arrowood has been in contact with FEMA about trying to get federal funds to help repair the damage that was done to the roads last year during Hurricane Ivan. He has asked that all homeowners contact FEMA and state that the condition of the roads is unsafe and it is interfering with access to your house or land. He asked that everyone do this ASAP as the cutoff for applying is August. Having numerous homeowners contact them will give our case much more attention.
10. John also suggested that everyone contact the NC legislator for McDowell County, Mitch Gillespie, about this issue.

FEES/DUES

A lengthy discussion was held on the current homeowners dues and the possibility of adding some fees in order to raise more money for maintenance of roads..

1. The question was raised as to how many current owners are not paying their yearly fee. There is only 1 homeowner out of compliance and no one has been able to contact him as he has moved numerous times and we no longer have a current address.
2. A suggestion was made to have each contractor pay a one-time impact fee when they begin construction. (i.e. \$500). The question was asked as to how this would apply to homeowners who have already built and whether it would be retroactive to them. A decision was made to let the officers discuss this issue and make recommendations for a vote. Ballots will be sent out.
3. Another suggestion was to have a special assessment per lot, the amount to be determined.
4. A motion was proposed to increase homeowners dues by \$250 per year (for a total of \$500 per year). This issue will be put to a vote with ballots sent out within the next few weeks. Any homeowner who does not respond to the ballot will be considered an affirmative vote for increasing the dues.

COMMITTEES

It was agreed to form numerous committees to work on the following:

- Environmental – flowers and appearance of mountain
 - Crystal Ledbetter - Chairperson
 - 828-652-9406 or alanl@mcdowell.main.nc.us
- Maintenance/Projects – mailboxes, fences etc
 - Bill Hawkins – Chairperson
 - 704-597-2570 or williedhawk@bellsouth.net
- Roads – estimates for costs for maintenance/paving/other
 - Kelly Combes – Chairperson
 - 828-460-0856 or kelly1958@yahoo.com
- Communication
 - Dave Garrett – Chairperson
 - 850-994-8828 or gar5360@aol.com
- Long Range Planning
 - Joel Carley – Chairperson
 - 828-659-6808 or joel_carley@hotmail.com

If anyone is interested in becoming a member of any of above committees please contact the chairperson or let one of the officers know.

OTHER ISSUES

1. Contractors dumping debris on other homeowners property: it is the responsibility of the homeowner to inform and ensure that their contractor know where to put debris.
2. It was agreed to have a dumping fine of \$5000 added to the current contractor form that they must sign.
3. There are penalties for speeding on the property:
 - First Instance: written warning
 - Second Instance: \$25 fine.
 - Third Instance: \$100 fine
 - Fourth Instance: will be asked to leave the mountain and not allowed to return

If you see someone speeding, please find out where they are going and let the homeowner know.

ELECTION OF BOARD MEMBERS

Member at Large: Jim Smalley	919-969-8262	Smalley1200@earthlink.net
Secretary: Ann Bertlesman	704-597-2570	abertlesman@bellsouth.net
Treasurer: Cheryl Smith	828-652-5846	ncsmith@mcdowell.main.nc.us
Vice President: Bill Hawkins*	704-597-2570	williedhawk@bellsouth.net
President: Dawn Fitzgerald*	910-297-3789	dkfitzy@msn.com

*New officer