

**2006
Grant's Mountain**



**Property Owners Association
Yearly Meeting**

PROPERTY OWNERS ASSOCIATION MEETING HELD ON JUNE 24, 2006

Meeting commencement: 1:00pm

ATTENDANCE: ?? Lot Owners

WELCOME

Dawn Fitzgerald, POA President, thanked all those present for attending and stated rules of order for the meeting.

She then took the opportunity to thank many of the property owners who had given time and/or supplies for work done on Grants Mountain: Cheryl and Nathan Smith, Alan and Crystal Ledbetter, Tim Sherman, John Faul, Bill Hawkins, Kelly Combes, Ron and Linda Tadlock, Don Zehler, Joel and Theresa Carley and Annette Eleftheratos. These property owners had all contributed to tree removal, bulb replacement, landscaping, ditch cleaning, painting, fence repair, road work, cluster box structure construction, website maintenance and updates. Their time and efforts were greatly appreciated.

The other POA Officers were then introduced: Bill Hawkins (VP), Cheryl Smith (Treasurer), Ann Bertlesman (Secretary), Jim Smalley (Member-at-Large)

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, 2005			
Utility Bill - Duke Power			
Community Building Rental			
Insurance			
Postmaster			
Gate Repair			
Road Maintenance			
Mowing			
Internet			
Office Supplies			
Miscellaneous			

HOA Dues Paid
Total
Ending Balance as of June

GRASS CUTTING

- 1) Tim Vess, who had previously been contracted to do the grass cutting on Grants Mountains, was no longer available for this service. His charges for this work were approximately \$1700-\$200 each time.
- 2) Dawn had contacted Ronnie Austen about doing the mowing and he was presently doing the work on a trial basis. His charges were \$1200 each time.
- 3) Tim Sherman, a property owner, had given Dawn the name of another person as a back-up with a quote given of \$1500 for each cutting.
- 4) The work Mr. Austen is doing will be reviewed once he is finished to see if it is satisfactory before any type of contract or commitment is made by the Property Owners Association.

BYLAWS

- 1) Jim Smalley discussed the Bylaws that were distributed at the last POA meeting or mailed to Property Owners.
- 2) The officers had reviewed the bylaws, which were given to us by Timberline as a guideline. As some of the language is ambiguous or not relevant any longer to Grants Mountain (for example, the office location is still listed as the Timberline Corp address), the officers are recommending that the bylaws be rewritten.
- 3) All POA members are asked to review the bylaws and send any changes they feel are needed or relevant to one of the officers.
- 4) The officers will rewrite the bylaws, incorporating all the changes they feel are needed and any they received, and then send to all property owners for approval.
- 5) It was clarified that the bylaws in no way change any of the covenants of Grants Mountain which is a legal document filed with the courthouse. The bylaws are simply a method for the property owners to conduct the business of the association.

KUDZU

- 1) Jim Smalley discussed the issue of Kudzu, which has been noticed growing at various areas on the mountain.
- 2) It was agreed to by all the officers that the property owner is responsible for the removal of kudzu from their property. The association will work with them on getting this resolved.
- 3) The owners of the property where it was first noticed have been contacted and they agreed to have something done and asked for advice. As they live out of state, the association will contact them again for a plan and timeline on getting this removed.
- 4) If no action is taken, the association will take care of hiring someone to get it removed and charge the property owner for the service.

- 5) A legal document will be written, to be signed by the property owners, agreeing to their responsibility. If no action is taken on their part, legal action will be taken, as the growth of kudzu is detrimental to all the other properties on the mountain.
- 6) Discussion was then held on other areas on the mountain where Kudzu has been noticed.

DITCH REPAIR

- 1) The issue of ditch repair has not been addressed as the officers had limits placed on the amount to be spent on roadwork at the last POA meeting.
- 2) A severe storm the night before the meeting showed how much of a problem the ditches are, as the road washed out in numerous areas where the ditches were full or there was no ditch.
- 3) Previous methods of just putting more rip rap in the ditch did not resolve the problem and in fact may have done more damage.
- 4) The officers will look into hiring someone to do work on the ditches, having them follow explicitly the recommendations from the engineers report on the roads we previously received (dig them out, put down some type of liner, place various levels of rip rap or other rock).

GRADING OF ROADS

- 1) The work that was done on the roads earlier in the year took care of some of the problems initially, but due to traffic and storms, the roads are in the poor condition they were before.
- 2) Jeff Banks, who did the previous work, has submitted a cost estimate for continued maintenance on the roads.
- 3) It was requested by a property owner that we have a contract written that not only includes maintenance work on the roads, but also includes that they be immediately available to fix any problems that may arise with sections of the road, particularly after a storm. If we have to wait for someone to look at and estimate repairs to the section, there could possibly be more damage to the road in the meantime and an increase in the cost to repair.

ROAD WORK/MILLINGS

- 1) As was requested in previous meetings, Dawn had done more research and had more conversations on putting millings on the road. The millings hold up like asphalt but are not as expensive.
- 2) A proposal to put millings on the entire mountain, from the keypad all the way around, including the side roads would cost approximately \$210,000. Maintenance would still be done on the area from Ashworth Road to the keypad until such a time when it may be decided to also put millings on that part of the road.
- 3) If each property owner contributed a one-time fee of \$2500, we could have this done within the next year.
- 4) The roads could be done a section at a time, as the millings became available.
- 5) A concern was raised about speeding on the road if this was done, and it was suggested that speed bumps be put in place.

- 6) It was requested that more information on the millings be obtained (what type of maintenance, how do they hold up, what is the impact on the environment) and given to all the property owners.
- 7) It was also requested that a cost benefit analysis be done as to how the costs of the millings may decrease the subsequent yearly road maintenance costs.
- 8) It was also requested that a market analysis be obtained from a real estate professional as to how property values would increase due to road improvements. Real estate person who had been showing property on the mountain had raised this issue previously.
- 9) It was pointed out by the officers that the ditch work would still have to be done, despite any decision on the millings, or we would be addressing the road situation again.
- 10) After discussion by those present, it was decided that the current plan would be:
 - Jeff Banks or some other company would smooth the roads out again.
 - The officers would hire someone to do the ditch work.
 - More research would be done on the millings and all the data placed on the Grants Mountain website so property owners could make an informed decision. This information would include types of maintenance, cost benefit analysis, market analysis, pictures from Gateway Mountain (where they have millings on the road), pictures of the current road conditions and damage on Grants Mountain and other alternatives to fixing or paving the roads.

MOTIONS

The following motions were presented and passed by those present at the meeting:

- 1) Have the officers research companies and start the work on the ditches.
- 2) To get all the data and information noted above on the millings and place the information on the website.

OTHER

- 1) A question was raised by a homeowner on the status of the house that had been started a couple of years ago, but is still only half finished.
- 2) Bill Hawkins (POA VP) had sent a letter to the owner recently about this concern and had a subsequent telephone conversation.
- 3) The property owner stated that he was trying to sell his house in Florida in order to be able to move to NC and finish this house.
- 4) Dawn and Bill had met Friday with a real estate attorney to discuss this issue and other concerns regarding enforcement of the Grants Mountain covenants
- 5) It was decided that another letter would be sent to the property owner asking for a specific timeline.
- 6) If no response or action is taken, the attorney will send a letter with a plan for completion
- 7) If there is still no response or action, the issue will be taken to court.
- 8) If there is still no action, the property owner will be in contempt of court.

- 9) The officers had decided to take to action of visiting an attorney in order to know our responsibilities and rights in regards to enforcement of the POA covenants and to prevent problems in the future.

ELECTION OF OFFICERS

Nominations and voting were held for the various POA officers and the results as follows:

Member at Large: Jim Smalley	919-969-8262	Smalley1200@earthlink.net
Treasurer: Cheryl Smith	828-652-5846	ncsmith@copper.net
Vice President: Bill Hawkins	828-655-1925	willied@marionnc.net
President: Dawn Fitzgerald	910-297-3789 (c)	dkfitzy@brinet.com
	828-659-6460 (h)	

Secretary: Ann Bertlesman decided not to pursue this office again and no other volunteers or nominations were received. If any POA member would like to serve as secretary, please let on of the officers above know of your interest.