

## **Minutes of Grant's Mountain Homeowner's Association**

**Meeting Date 6/23/2007**

**Meeting was called to order at 1:12 P.M. by the Board President.**

**The Board President, Dawn Fitzgerald, read the meeting rules and thanked the members that have been helping to keep the grass cut, roads cleared, fences repaired, etc. The President thanks the outgoing Board members for the services.**

**Agenda item #2 (Financial Report) The Board Treasurer, Cheryl Smith, read the financial report. She reported that 5 lot owners are still outstanding in their Homeowner fees and that reminders have been sent. Current checking account balance \$544.65, Current Savings account balance \$11,668.04.**

**Agenda item #4 (McDowell Trail Association) Board Vice President, Bill Hawkins, gave a presentation of the McDowell Trail Association. This is an association which creates hiking, walking trails (greenway) in McDowell County and has an objective to eventually connect with Morganton's hiking/walking (greenway) trails. The fees to join are: individuals - \$5.00; family - \$9.00. Brochures were left for review by Bill.**

**Agenda item #5 (Mowing and grading): Latest grading/mowing was handled by Glenn Vess, who also does road work for Gateway Mountain. Vice President has talked with the HOA of Gateway Mountain and received a good recommendation on Mr. Vess. Mr. Vess with continue road maintenance and mowing for awhile. The Board will review his work and discuss.**

**Question:** from the floor on paving the road was brought up. President, Dawn Fitzgerald explained that we cannot get enough of the lot owners to reply to the surveys that are mailed out. Current 75% of the homeowners need to agree to have the roads paved. Ron Tadlock made a suggestion, that the Board look into a product he saw on a TV program about a water based tar and gravel paving system. Mr. Tadlock was wondering if this could be investigated as a possibility to help keep dust down. Bill Hawkins is to meet with a gentleman that may have an option. This gentleman is a friend of Glen Vess (grading/mowing). Mr. Hawkins said that a test area may need to be done to see if it was worth the cost. This will be investigated and more information will be posted as it becomes available.

**Paving the road survey:    No    13**

**Pave as section need it        5**

**Pave all at one time    24**

**How to pay for paving        Annual fee \$250 per lot    10**

**Find out cost then divide between homeowners    10**

## One time assessment fee 10

A realtor stated that other realtors he has spoken with at two other development properties in our area indicated that as soon as they paved their roads the value of the property went up from 20 to 25 percent. The Vice President expressed his opinion that we do not need to pave past the "T" in the road until there is more development on the upper part of the mountain. Vice President made a point that without better response from lot owners we will just have to take care of the road problems as they arise with what we have.

**Question:** from the floor, if we get no response, could we consider that at a "yes" vote.

**Answer:** The Vice President, Bill Hawkins will need to discuss with the attorney.

**Agenda item # 2 (Chief from Glenwood Fire Department)** The Chief of the Glenwood Fire Department, Ronald Morgan, attended the meeting. He explained that Grant's Mountain is in the Glenwood Fire District, and that our tax money goes to support them. When the Grant's Mountain homeowners receive their tax bill Glenwood Fire Department should be listed as the fire department. If it wasn't it should be corrected. Tax rate is .04 cent per \$100. Chief Morgan explained that Glenwood is a class 6 fire department which means homeowners get a better insurance rate. They are an all volunteer department with 14 EMTs.

Chief Morgan was there to discuss the fact that they are building a new building and must relocate a 6 thousand gallon water tank. The Glenwood Fire Department is offering this water tank to the homeowners of Grant's Mountain for free. The only fee would be plumbing and base for the tank. Currently if a structure fire should occur on the mountain the only water they have would be what the fire truck would bring with it. If they run out and need more they would have to leave the mountain and go a good distance to refill their truck and they come back up the mountain. The tank they are offering would save the fire department precious time. Bill Hawkins has investigated and since there is no "common" land on Grant's Mountain to relocate the tank, it seems the best place would be up near the cell towers at the end of Grant's Mountain Road. Mr. Hawkins has been in contact with the Crown Castle Management Company, which handles the land for the owners. The management company will need to contact the land owners and discuss with them. They said there may be a fee for the land rental. The size of the piece of property the tank currently occupies is 16' by 16'. The fire department would help to relocate the tank and get it set up if the HOA would like them to. Other questions such as vandals, would the tank be secure after its relocation, how would it be refilled and how could it refill the trucks. The tank can be secured from vandals by using padlocks. Currently the fire trucks are filled by driving under the tank, other setups can be done to refill trucks (need for possible plumbing), and the fire trucks would refill the tank when needed. Mr. Hawkins is still investigating and will post information as it becomes available.

**Response from Chief Morgan to questions from the floor: (1) In case of a brush fire the Forestry Service would be in charge. If the fire was too large for the small Forestry truck to handle they would radio for bull dozers, water drops or more help. (2) Guidelines to help prevent and protect our mountain and homes from fires can be found on the NC Forestry website: <http://www.dfr.state.nc.us/>. Brush burning permits can be obtain from this website online. Another helpful website is <http://www.firewise.org>. This website will give you information about how to prevent wildfires around your home. Once the website comes up click on “Firewise You Can Use” > scroll down to North Carolina. A list of plants better for planting in wildfire areas are given along with other information. The chief also added that it is illegal to burn trash on the mountain.**

**The Board thanked Chief Morgan and he exited the meeting.**

**Agenda item #8 (By-laws) new HOA by-laws. 31 lot owners approved the new wording however 41 were needed to pass. We are currently operating with By-laws written by Timberline for us as part of being the land developer. The by-laws were withdrawn to be reworked by the new at large candidate.**

**Question:** from floor about clarification on the assessment. Whether it was majority of members present at HOA meeting or majority of lot owners.

**Answer:** from Dawn Fitzgerald: 66% approval from lot owners was currently needed for any assessment. The Board is to consult an attorney regarding this matter. The President explained that the lack of response to this matter is one of the problems and emails have been sent to the “non-responders”. Attending members were asked to update their email address. It has been found that 40 to 50 percent of the email addresses the Board currently have for lot owners are not correct. The current homeowner in charge of the website, Kelly Combs posted a message on the website to see if lot owners would like an annual or semi-annual newsletter to be sent out by mail and only one response was received. The President suggested lot owners that attend meetings, to try and get the message out to other lot owners that don’t or cannot attend the meetings, to let them know about the website.

**Question:** from the floor: What was the pass code for the website.

**Answer:** the gate code #5743

**Question:** from the floor about whether Grant’s Mountain HOA is listed as a LLC.

**Answer:** The President, Dawn Fitzgerald, confirmed that we are.

**Agenda item #6 (Egress Road): Bill Hawkins advised there is not information at the current time. He is still investigating. The damage done to the road by the developer clearing land would be asked to repair damage done to the road while they were moving their heavy equipment to and from the lot. There is a possible need for an impact fee and how it would be handled. since there are homeowners already on the mountain, new homes to be built and individuals buying and moving into existing homes.**

**Bill Hawkins wanted to make point that if we do get the water tank that we should all think about give a donation to the Glenwood Fire Department.**

**President, Dawn Fitzgerald wanted to let everyone know about emergency routes off the mountain were on lot 60 and the lot across from Joel and Theresa Carley. The last route could be used by regular vehicles not just 4-wheelers. It is an old logging road.**

**Agenda item #9 (Open Discussion): (1) The sign is back in place (marble “Grant’s Mountain” engraved sign at Ashworth Road) (2) investigation of installing a wireless communication from a local company on Grant’s Mountain proved to be too costly. (3) Inquiry from the floor of why the HOA could not go back to Timberline regarding the roads. The President stated that since Timberline turned the development over to the Grant’s Mountain HOA we have had a number of different contractors to work on the road. Timberline would point out that if there was a problem with the roads it could have been the responsibility of one of the contractors. (4) There was a discussion of “quorum” and “proxy”. This was to be investigated and discussed later. (5) Change the meeting date from January/June to Spring/Fall so as not to interfere with vacations and the problem with the bad weather that could occur in January. No decision. (6) Discussion of bear(s) on mountain. No decision . (7) Welcome to the newcomers – the Biggs family.**

**Agenda item #10 (Election of Officers):**

**For President: Bill Hawkins – nominated by Chris      Seconded by Stephan**

**For Vice president: Joel – nominated by Linda Tadlock Seconded by Stephan**

**For Secretary: Lynn Miller – nominated by Jim Smalley Seconded by Bill Hawkins**

**For Treasurer: Mrs. Dokter – Nominated by Bill Hawkins      Seconded by Linda Tadlock**

**At large: Stephan - nominated by Jim Smalley Seconded by Bill Hawkins**

**With no further business to discuss the meeting was adjourned at 4:20 P.M.**