

Grants Mountain POA Meeting

June 21, 2008

Minutes:

The meeting was called to order at 1:14 p.m.

- Information on the new internet company on the mountain was passed out. Chris Lindley, owner, explained how his new company works, and showed the type of equipment used for installation.
- A motion was made to approve the January 26, 2008 minutes as presented on the website. The motion was approved and carried.
- Treasurer, Johanna Dokter read the financial report. *See attached.
- The treasurer reported the budget would be available on the website. Hardcopies will be mailed to any POA member who requests them.

Election of POA officers:

- Due to increase in his workload, Stephan Amsbury withdrew his name from nomination as Member-at-Large. President, Bill Hawkins thanked Stephan for his hard-work during the past year.
- A motion was made to nominate someone for the position of Member-at-Large. Jim Smalley nominated Alan Ledbetter, and Chris Amsbury nominated Rich Messner. Alan withdrew his name. Nominations for the Member-at-Large were closed and passed. Bill Hawkins made a motion to have one vote for the entire officer selection. The motion was approved and passed. Current board was re-elected (President: Bill Hawkins, Vice President: Joel Carley, Secretary: Lynn Miller, Treasurer: Johanna Dokter), with Rich Messner elected as the new Member-at-Large.

Water tank:

- The easement for the land use from Crown Castle to Grants Mountain POA has been completed. This agreement would be filed on June 23, 2008.
- The POA will be spending \$10,000 on the water tank to cover grading, land prep, moving and fixing bent leg on tank, footings to support tank (4 quotes coming from concrete companies), sanding, priming and painting. A building permit will be needed for inspecting the footings. There is no cost for the permit.
- Jim Smalley asked if it would be paid for within the budget. Stephan's response was, yes, as we do not have the right to issue a special assessment for anything other than the roads.
- Volunteers were called for to help with the painting process on the tank. Several POA members volunteered.
- Note from Stephan to the attendees: having the water tank on the mountain will not decrease the homeowners' fire insurance. The insurance companies want hydrants.
- Vote to approve funds for the tank was unanimous to move forward.

Road proposal:

- Due to the potential for numerous questions, individual discussion time was limited to 3 minutes.
- Bill Hawkins announced that the road paving proposal passed by a count of 73.9%.
- Bill stated that emails and letters would be sent out immediately to inform the POA of the results. The letter/email will also restate information previously received indicating that if a member wanted to pay by July 15, 2008, then the amount would be \$7800. Otherwise the deadline is August 1, 2008, for \$8000.
- Thirty (30) days from August 1, 2008, if no payment or contact is received, the property owner will be late. Bill next stated that he did not want this to be taken as a threat, but he felt property owners should be aware that legal action would be pursued should no payment be received.
- Jim Smalley wanted to know the total vote count. It was 54 for paving and 19 against.

Further discussion points on road proposal:

1. Are we sure that everyone received a ballot?
 - All information was sent to the last known address or email address of all property owners and followed up with phone calls.
2. When will it begin?
 - We have a block of time from the paving company and Bill will call them Monday. But we cannot begin until we get money. We can still make this years schedule.
3. Are there guarantees on the paving?
 - For 1 year. There were 2 main points per engineer: (one) is disbursing rain water and (two) the paving base.
4. What is the bearing weight on asphalt thickness, would there be any test done?
 - Yes the geo tech firm will test during installation. They have revised to current building standards. There is weight limit and length of 18 wheelers limited to 50 ft. as anything longer cannot maneuver the corners.
5. Why are we paving the entry road (up to the gate)?
 - We have a lifetime easement on that road and are responsible for the maintenance of it. In discussions with our attorney on this, he stated that we basically own that road and should include it in the paving.
6. Would it be better to not pave the entry road until all the roads inside the gate are completed?
 - The board will consider that. However, we need to also take into account the people who live right inside the gate and would be paying to have anywhere from 5 feet to 150 feet paved.
7. Questions were asked about previous meetings where other alternatives to paving were discussed and that it was stated that the gravel road could be maintained.
 - The cost to maintain the gravel road has increased every year. After discussions with the engineer and other professionals, the board felt that paving was the best long term alternative.
8. Would well drilling rigs be able to come up?
 - Yes
9. Will there be separate account set up to handle paving?
 - Johanna will set up a separate interest bearing account with *ING Direct*. She has already called them.

10. A question was raised about owners who do not pay and thus funds do not allow for the paving to be completed. Do owners who have paid and then not have paving in front of their property have any legal recourse?
 - There was a percentage worked into the cost figures to allow for over runs. Also, the money that is to be used for the Phase 2 work will be used to complete Phase I. Phase 2 will not start until all money has been received. Our attorney also stated that if we can not complete immediately because of owners not paying, we are making a good faith effort to complete the road and thus there is no legal challenge.
11. There was discussion by members who were not in favor of the proposal or process. Another member stated that this was a Democratic process. Everyone has the right to agree or disagree, but in the end, the vote was taken and the paving proposal approved.

When it was deemed that discussion was no longer being productive, there was a motion for adjournment.

***Treasurer's report July 1, 2007 – June 21, 2008**

Dear Grants Mountain Property Owners.

On July 1, 2007, the balance on Grants Mountain POA's accounts was \$13,946. Partly in savings and partly in a checking account. Invoices were sent out for the 2007-2008 dues and the first financial decision was to open a savings account "on line" with ING Direct paying at that moment 5% interest. To date we received over \$500 in interest. Even though the interest paid now is down to 3.15% it is still way more than the rate at the local banks.

To date, association dues were received for a total of \$20,500 with \$1,250 still outstanding.

Expenses totaled \$24,775 and were distributed as follows:

- Most expensive was once again the maintenance of the roads, landscaping, mowing and repair of gate and fences. Also the "Grants Mountain" sign needed to be repaired this year after it fell off of the stone pillar. In January a total collapse of Piscah View required major expense in gravel, grading and repairing. A little over \$6,000 went into making sure this section of the road could be safely traveled on again. The total expense for total maintenance was a little over \$18,550.
- As the board needed to get information to the POA members, mailing expenses, copy paper, and printer ink took a large part of the administrative expenses. About halfway through the year the board decided that e-mail could be a money saving device and, after consulting the membership about their preferences, about half the members requested their information be sent by e-mail. With several needed mailings, the savings added up quickly. Other expenses in this category were meeting room rental, banking costs, website registration and refreshments. The total administrative cost for the year was \$1005
- At the June meeting in 2007, the chief of the Glenwood fire department warned the membership that a forest fire is not something to think lightly about and that most of the time it is not "if" a fire will happen but "when" will it happen. He also told us we could receive the old Glenwood water tower for free if we would pay for the set-up on the mountain and the hauling of the tank. All members present at the time were in favor of acquiring the water tower and the board decided to accept the Glenwood fire departments offer. However, much needed, and still needs, to be accomplished before the tank can be placed. So far \$1,773 has been spent on an appraisal and survey of the site and a retainer for the work that needs to be done before the tank can be placed. You can find an estimate of further cost in a hand-out about the water tower.
- As the board worked more toward the proposal for the paving of the mountain roads, the membership agreed on getting an engineers report on the current the state of the roads. The cost for the report was \$1,377.
- Another expense almost any business incurs is attorney fees. From the review of the easement for the water tower, to the legal questions about the changes in the covenant, this year \$867 was used for legal advice.

- Electricity for the gate and the lights by the gate and the mailboxes stayed about the same from last year with a total of \$540.
- Insurance for Grants Mountain profited from the “no claim” feature of the policy this year. Even with the additional one million dollar in coverage for liability (required Crown Castle, owners of the land on which we will place the water tower) and an almost doubling of the property insurance (to cover a possible loss of the water tower), the premium for the year 2008-2009 went down by a little over \$100 to \$470.
- As in any business, even a small, non-profit like ours, taxes have to be filed. The accountant cost for the filing this year was \$150. Just in case you wonder, no, we did not get a stimulus check from the government.

All in all, this means the board, even though very conscious of money saving measures and with a definite eye to minimize unnecessary expenses, had to spend \$24,775 which leaves us with an operating loss of \$3,771. With \$1,250 in dues still to come in, the overrun is expected to be \$2,521. As a result the balance in our checking and savings account dropped to \$10,174.

All income and expenses in more detail can be found in the handout you find on the tables. For those who are not at the meeting, this report and the profit and loss statement from July 1, 2007 to June 21, 2008 will be available on the website. If you are interested, the checkbook, paid bills and bank statements can be viewed after the meeting.

Thank you for your attention.