

**Minutes of the meeting of the Grants Mountain Property Owners Association,
June 11, 2016**

1. Meeting was called to order by President Alan Ledbetter at 1 p.m.
2. Minutes of the last meeting were asked to be accepted as reported on the website. Motion to accept made by Stephen Amsbary and seconded by Ronald Moore.
3. Treasurer report was read by Treasurer Crystal Ledbetter. Over all expenses were down from the previous year with the exception of the leaf blowing and culvert cleaning. Because of the rain in the fall, the leaf blowing was harder and needed to be done twice. As far as outstanding balances on POA dues are concerned, these have been reduced to \$3,078.18. On two lots liens have been placed, the other lots that have a balance are either just from the last two years or are being slowly paid off.

At the time of the meeting the total balance in checking, saving and emergency fund were \$ 32,804.36.

No questions were asked about the report

4. Regarding the general maintenance on the mountain there are a few changes. Leaf blowing, and mowing of sides and banks, and cleaning of culverts are all contracted out to 5-Alarm Lawn Care thru 2017. They are a reliable company and will do the work for about \$900.00 less than the previous company. The front mowing around the road entrance will still be done by the company that has done so since the first day of the Grants Mountain development. For snow removal, if needed, a new company needs to be found for next winter.

As far as needed maintenance, the mailboxes need to be re-stained as soon as possible. Also several fences need some repair and paint. The little fence paint that is still available is at the house of Jan Dokter on Southview Court. It was suggested by some that a workday like we had some time ago may be a good idea for the fall to take care of these issues.

5. Road maintenance was done since the last meeting on some parts of the road. Chip and seal from the gate to the T. This held well over the last couple of months

even though some of the gravel disappeared as a result of rain and road use. These last few weeks some wedging and asphalt repair was done which made a large portion of the road much safer. Mr. Hayden asked what wedging is and it means the leveling of the asphalt along the edges so water will flow in the right direction and not undermine more of the asphalt. Mr. Smalley asked who did the work and it was the Emery company from Asheville.

6. A civil case against the Board over the amendment for road maintenance dues to be paid by anyone with a residence on Grants Mountain was filed after the last meeting. Basically the lawsuit stated that all owners on Grants Mountain need to be treated equally whether they own just property or a home. After contact with a lawyer in Asheville the board understood that fighting this case would cost a great deal of money, which is sorely lacking anyways, and with no promise of a positive result the board deciding to rescind the amendment and return any moneys already paid. Mr. Hayden asked how many homeowners already paid the \$ 400.00 and that number was 9. Stephen Amsbary asked who the homeowners were that initiated the lawsuit. Alan was hesitant to tell, but according to Stephen this is public knowledge. That being the case the names as stated by Crystal Ledbetter are: The Macready's, Dawn Fitzgerald, The Carley's, The Smalley's, Ann Bertlesman, Bill Hawkins and the Messner' s.

7. Other business. Crystal asked Chris Amsbary if there was any news she could give us about the fire chief plans for signs which would give a fire truck the shortest and safest way to a burning property. The chief asked for those signs at the last meeting and he would decide how they were to read. No word from the chief so far however, even though Chris called him several times. Alan suggested to ask for more information before the next meeting.

Site 15, the Callahan home is sold. Also the Maliki's from site 26 are looking to build in the near future. Their site passed a perk test and they will soon supply the board with building plans. So we will get new neighbors on the mountain. On that note, Mr. Smalley asked whatever happened to the realtor that was supposed to do some work here by advertising in the area of Black Mountain and up to Asheville about lots and homes for sale on Grants Mountain. Alan answered that she has been busy and has several properties and a home for sale through her office, Keller Williams.

Jan Dokter asked what the purple marking on the trees closer to the entrance mean. According to Alan they are warnings and basically mean: "do not trespass on this property or you will be shot". That is probably not quite the case but we better not go on their property.

Mr. Smalley asked who all has information about the bear or bears on the loose on the mountain. Ron and Linda, Peyton and the Asbury's all had either seen the bear or something on their property was damaged by the bear. Peyton had a nice story about a bear on his deck. When the bear saw Peyton he nosedived over the railing down the ravine. But on a more serious note, bird feeders and pet food and garbage better be taken inside at night if we want the bear to stay away from properties and homes.

Robert Hayden asked if anyone saw the white and the black dog that are running around the mountain. Several people reported having seen one or both dogs. Dawn Fitzgerald told that her renters' dogs were harassed by those two stray dogs. She asked anyone who sees the dogs to call animal control. Better for the people whose dogs were attacked to call when they see what happens.

8. With the current board retiring in its totality, a new board needed to be elected. Only one slate of officers was submitted for consideration and as there was no competition and no one objected to any of these nominees, the slate was accepted by acclamation on a motion by David Garrett. Stephen Ambury abstaining.

The new board will be as follows: President:

Richard Messner

Vice president: Mr. Frederico

Secretary: Ann Bertlesman

Treasurer: Joel Carley

Member at Large: Dawn Fitzgerald

Mr. Smalley thanked the current board for the work they did and especially Alan.

Peyton gave a challenge to the newly elected board to come up with a workable plan to raise the dues because the \$250.00/year is never going to be enough. Alan

reiterated what the lawyer told him about the builder and developer of Grants Mountain making it very easy for him to sell lots due to low dues, but very hard to pay for the upkeep needed. Mrs. Robinson thanked Lynn and Linda for all the work they do landscaping and decorating for the Holidays.

With that the meeting concluded and was adjourned at 1:40 p.m.

If anyone would like a copy of the law suit timeline of event on the civil suit or the lawyers' explanation of why the amendment was illegal, please feel free to contact a board member.