

Grants Mountain POA

2023 ANNUAL MEETING

January 28, 2023

1:00 PM via Zoom Call & In person

ORDER of BUSINESS

- **WELCOME**

Meeting called to order by George Cunningham at 1:05 PM

Attendance:

George Cunningham, President

Stephan Amsbary, Vice President

Howard Helland, Secretary

Anne Faul, Treasurer (via Zoom)

Myra Robinson, Member-at Large

10 members in person, and 5 via Zoom, representing 11 lots (sign-in list attached)

- **INTRODUCTIONS**

ANNUAL MEETING:

- **PROOF OF QUORUM**

- 10% quorum threshold satisfied

- **REPORTS OF DIRECTORS AND OFFICERS, IF ANY**

- **President**

- Acknowledged gratitude of the board that special assessments 1 and 2 had been approved by the membership, allowing sufficient funding of the operational budget for 2023, and initiating a reserve fund to enable the pursuit of a long term program to preserve the integrity of our roads.

- Announced that the meeting date for the annual meetings will henceforth occur as specified in the bylaws, specifically the 2nd week of the third month following the close of the fiscal year, which is now December 31. Tentatively, this would be the 2nd Saturday of March, 2024, March 9th. This will allow accountant review of our 2023 tax return prior to the meeting so that financial presentations can be as accurate as possible, as well as serving as a midway point in the collection of annual dues.

- Announced the formation of 3 committees to expand membership participation and to broaden the voice of the membership in the actions of the board. The committees and current members are:

- **Roads Committee:** Formed to take advantage of the expertise of community members in the development of a long term program to ensure the integrity of our roads, including the

culverts and ditches. Goals would include the evaluation of all roadways within the community with prioritization of components needing immediate attention and development of a long term schedule for subsequent attention.

- **Current members (additional volunteers welcome)**
 - **Alan Ledbetter**
 - **Allen Gurley**
 - **George Cunningham**
- **Grounds Committee: Tasked with ensuring roadsides and entrance grounds are kept neat and mowed, and with planning and facilitating beautification projects, including seasonal decorations.**
 - **Current members (additional volunteers welcome)**
 - **Myra Robinson**
 - **Constance Gravitt**
 - **Kristi Black**
 - **Alan Ledbetter**
 - **Anne Faul**
 - **Governance Committee: Charged with reviewing and updating all POA documents, specifically the bylaws and covenants.**
 - **Current members (additional volunteers welcome)**
 - **Howard Helland**
 - **Joel Carley**
 - **Stephan Amsbary**
 - **Offered the board and membership's gratitude for exceptional service to Stephan Amsbary, who is retiring from the board at this time, but fortunately is vowing to remain active within the community.**
- **Vice President, Secretary:**
 - **Nothing to add**
- **Treasurer:**
 - **Provided summary of annual financial statements including Profit and Loss statement showing shortfall of \$2798.57. Documents are available for review on the GM website.**
 - **Announced that POA banking is being moved to First Citizens National Bank due to closure of the Fifth Third local office and to move reserves to an interest-bearing account (Money Market) earning a competitive rate.**
 - **Fielded question from Mr Carley regarding apparent loss associated with the sale of Lot 39. Property was valued at \$8000 (previously obtained for \$0 from foreclosure) and sold for \$7169, resulting a "paper" loss of \$839.**
- **Member-at Large:**
 - **Provided summary of new lot owners for 2022**
 - **Lot 14 Robert and Kelly Finley**
 - **Lot 20 Kevin and Emilee Fenn**
 - **Lot 39 Chris and Barbara Hochreiter**

- Lot 45 John Lea
- Lot 58 Bill and Kay Lang
- Lot 59 Peter and Shelby Siskavich
- Lot 63 Steven and Justine Allegrezza
- Lot 65 Mitch and Jason Gardner
- Lot 67 Jessica Underwood
- Lot 80 Peter and Nancy Barbera
- Recognized construction is underway for Howard and Megan Helland (Lot 13)
- Recognized the contributions of members as follows:
 - Alan Ledbetter for unfailing support for our gate, using his personal equipment for ditch and culvert clean-outs, and blowing leaves out of portions of roadway ditches
 - Tom Goates for roadside leaf blowing
 - Stephan Amsbary for manual (shovel) culvert cleanouts at the “T”, leaf blowing and culvert clean-out on Southview Court
 - Teri Miner and Kristi Black for leaf blowing and culvert clean-out of the entirety of Pisgah View and elsewhere as part of the community effort in December
 - Kristi Black and her dad for tree removal from the roadside ditch
 - Joel Carley, Rich Messner, and George Cunningham for downed tree removals (3) from the road
 - Lou Federico for leaf blowing and culvert clean-out
 - Joel Carley for leaf blowing and culvert clean-out
- Please excuse any omissions, as members have contributed without recognition

- **ELECTION OF DIRECTORS**

- **PRESENTATION OF CANDIDATES, ELECTION OF DIRECTORS**

- Only one nomination was received for the vacant board position, and an additional call for other nominees at the meeting went unanswered. Therefore the nominee, Alan Ledbetter, was elected by acclamation, and will assume the role of vice president.

- **OPEN FORUM**

- Alan Ledbetter inquired if the monies in the reserve fund will be available immediately so that road projects could possibly proceed when approved. The president and others on the board noted that the fund should be dispersed after there has been a prioritization of needs but once that is achieved, there should be no impediment to utilizing the funds.
- Kristi Black expressed concern that the Road Committee would have the authority to utilize the funds without board oversight, and this was

addressed by noting that the bylaws only empower board actions by a committee if the committee contains at least 2 board members, which is to be the case with the Roads Committee.

- Allen Gurley suggested that the POA attempt to obtain a loan from banking institutions so that we could have ready access to monies necessary to engage contractors. The vice president noted that previous attempts by the board to obtain loans had not been met with enthusiasm by any banking entities, but that it is worth a repeat attempt.
- Allen Gurley also described his experience with another POA to which he belongs, noting that in response to increasing assessments to address road maintenance, the POA simply solicited donations and was quite successful. Sam Martin suggested a combination of a smaller assessment as an initial tool followed by a request for donations.
- Joel Carley inquired if written minutes would be made available for this meeting and was assured by the president that that would occur.
- Teri Miner and Kristi Black voiced support for a review and update of the POA documents.
- Joel Carley noted that he did not receive one of the emails prior to today's meeting, a concern also acknowledged by Kristi Black. No immediate explanation could be offered by the board since obviously a large percentage of the membership did not experience this problem and that both of these members had received at least one or some of the email, suggesting that the email addresses on file are accurate. Nonetheless, seamless communication with the membership is paramount, so the board will endeavor to find out what the problem is, perhaps starting with a test email seeking confirmation of receipt to narrow the need for widespread contact verification.

- **ADJOURNMENT**



Saturday January 28, 2023 1:00 pm

Grants Mountain POA Sign In Sheet

Name (Print)	Address/ Phone #	E-MAIL ADDRESS
Stephen & Chris Ambury	1993 Grants Mtn Rd, 828-559-1110	stephambury@gmail.com
George Cushman	87 Mtn Crest Dr S 253-820-8837	geocushman80@hotmail.com
Mirna Robinson	3265 Mountain Crest Dr S. 2778 704-582-5828	calr1800@bellsouth.net
Howard Hilliard	1084 Deep View	
Joel Carrey	545 Mtn Crest Dr, S.	joel.carrey@gmail.com
Peter Barber	Lot 80	pbarber1@cushman.com
Allen Squires	lot 22 21 24	allen.squires@gmail.com
Donna Stewart	lot 61	gsquires@hotmail.com
TERRI MINER	333 PISCATAWAY DR	dachouse41@yahoo.com
Krisson BLACK	'1'	k.black24@sbcglobal.net
Sam Martin	110 Mountain Crest	samandnikim@gmail.com
Bill & Kay Lang	Lot 58	bangsc@charter.net