

Grants Mountain Property Owners

Annual Meeting

11/7/2020

Date: November 7, 2020

Time: 11:10a-1230

Place: Dillon and Myra Robinson's Yard

Board Members Present:

Dillon Robinson:	President
Terri Minor:	Vice-President
Anika Jaan:	Treasurer:
Joan Messner:	MAL/Acting Secretary

Attendance: See Attached Sign-in Sheet

Minutes

1. Meeting called to order at 11:10a by Dillon Robinson. Masks and Social Distancing Observed.
2. Introductions: Introductions were done by each member present.
3. Kenny and Lovie Thompson were introduced as new members of the community. Their house has just been completed and they are in the process of moving in. They currently live in Atlanta and will be coming to their Grants Mountain home part-time.
4. Election of Officers: The voluntary slate of officers for the new GMPOA Board includes:
 - a. George Cunningham: President
 - b. Steph Amsbary: Vice-President
 - c. Anne Faul: Secretary
 - d. Marie Biggs: Treasurer
 - e. Myra Robinson: MAL

The proposed New Board was unanimously elected by all Property Owners present.

5. Terri announced that one of the lots owned by Joe Summers, lot #79, was closed on yesterday. The new Owners are Danielle DuValle and Ken Boeser.
6. Anika presented the Treasurer's Report. Attached. Questions were entertained.

7. Foreclosure of Lot #3:

There was a question about the Professional Fee entry. A discussion ensued regarding the Professional Fees. These are attached to the Foreclosure of Joey and Crystal Fortune's lot #3. There have been continued issues with the Fortunes, including a "Public Nuisance" Statute filed by our Grants Mountain Attorney and frequent calls to Law enforcement over the last several years. Also, they are delinquent in payment of their dues, as well as accumulation of several thousands of dollars in fines.

Status of Foreclosure: December 4th the Clerk of the Court and lawyer will meet and request an auction of the property. Our Attorney has recommended that Grants Mountain POA bid on this lot. Allan and Crystal Ledbetter may also bid on the lot.

8. Kudzu Policy: Joan discussed the creation of the Kudzu Policy. The policy was approved by our Attorney, our Board and is posted on the website. The driver of the policy was the progression of kudzu around Grants Mountain. Rich and Dillon used a different chemical (supplied by Joe Summers) to spray kudzu on lots that have become overgrown with the weed. The chemical worked very well and helped to keep several areas "under control" for the season. With the community now aware of the new Policy, the Board can move forward, as warranted, to enact and enforce it.
9. Discussion of attaching Liens for overdue dues. Discussion of the cost of attaching liens making it cost prohibitive. A positive is that it would affect a person's credit rating, which may encourage members to pay their dues.
10. Question of Leaf Blowing. Joan stated that Bailey will be starting the leaf blowing and mowing of the banks around December 4th. This is the earliest he can do the work and hopefully, all leaves will be down by then.
11. A question was entertained about our plans to deal with the roads, areas with holes, cracks, etc. At least 6-8 areas require patching.

Considerations:

- a. Need to identify long-term plan for maintaining our roads
 - b. Evaluate costs
 - c. ? Get Professional Evaluation
 - d. Short-term patching by community members
 - e. Asphalt companies will be closing soon
12. Dillon and Terri offered to stay on to see the Fortune Foreclosure to completion.
 13. Request for updated Homeowner and Property Owners Contact List for community members.

The meeting adjourned at 12:30p.

Joan Messner, MAL, Acting Secretary