

GM POA Bi Ann - Nov 15, 2025

# Grants Mountain POA Bi-Annual Meeting

November 15, 2025 @1:00PM

McDowell Public Library/Googlemeet

**CALL TO ORDER** Kristi Black @ 1:11PM  
**QUOROM VALIDATION** 10% threshold met. 28 lots represented in person  
3 Lots on Google Meet

**Board Member Attendees** Liza Rushford -Acting President, Vice-President  
Kristi Black - Secretary  
Sam Martin - Treasurer  
Teresa Carley - Member-At-Large

**Old Business** Review of Projects Completed:

- Professional Paving Project - South View Court
- Hurricane Clean-up in Right Of Ways
- Culvert/Ditch Clean-Out
- Fence Replacement/Repairs/Paint
- Asphalt Repairs - Burleson Asphalt Paving/Repairs
- Skyrunner Fiber Optics

**Non-Budgeted Expenses**

- Gate Repairs
- Water Tower - Clean-up/Gravel
- Replace Culverts X 2

**REVISED DOCUMENTS:** Board of Directors and Documents Committee presented completed revisions to the Declarations and By-Laws. James Holden, Starnes Law Firm brought his expertise in HOA law to oversee that our documents are current, accurate, and fully compliant with North Carolina requirements. Some of our governing documents were unfortunately outdated and even conflict with today's laws and ordinances. One of the biggest changes is the proposed increase in annual dues. Grants Mountain Estates' annual dues cover only the minimum of our expenses, leaving no room for a reserve for repairs, emergency fund, or growth within our committee. Grant's Mountain's current dues rate is the lowest in other developments in our area, (Comparisons below). The Board's goal was to ensure the development is protected from any impending legal issues.

<b>Forest Heights Development</b>	\$ 450 annually
<b>Fox Ridge Development</b>	\$ 400 annually
<b>Grand View Peaks</b>	\$1355 annually
<b>The Enclave at Lake James</b>	\$1000 annually
<b>The Meadows</b>	\$ 525 annually
<b>Linville Falls Mountain Club</b>	\$ 3226 annually, additional \$1400 golf privileges
<b>GateWay Mountain</b>	Dues vary depending on projected expenses and/or projects

**DUES UPDATE: REVISION** - Due January 1st of each year, delinquent after March 31st. Late fees will accrue beginning April 1st, 2026. This allows the development to receive funds in the first quarter of the year for any pending projects.

**DISCUSSION:**

Rules/Regulations

1. What constitutes a nuisance and procedures for landowners to follow? Also, short discussion when/how to report a nuisance to the Board for assistance. Members were encouraged to have a little patience and speak to the owner first if an issue arises. Calling law enforcement is always an option if deemed an emergency.

**EGRESS FIRE/ESCAPE ROUTES:**

1. At this time there are two old unmaintained logging roads that access properties outside of Grants Mountain; however, we have not been given permission to access or use them as they run through private property. Our local fire departments have assured us they will use/create roads as an egress for evacuation as needed.

**GM WEBMASTER:** Joel Carley wishes to step-down from this position. Anyone interested in maintaining the GM web page needs to notify the board.

**REPORT FROM TREASURER:** Jan - Dec 2026 BUDGET PROPOSALS -#1 if proposed documents are not adopted.

1. POA Annual Dues: \$ 250.00 /owner with additional assessments below:

	<b>Annual</b>	<b>Per owner</b>
Reserve assessments	\$ 10,458.11	\$ 126.00
Project/incidental assessments	\$ 9,379.89	\$ 113.01
Balance budget assessments	\$ 912.00	\$ 10.99
Current Dues	\$ 20,750.00	\$ 250.00
<b>TOTAL</b>	<b>\$ 41,500.00</b>	<b>\$ 500.00</b>

2. Increase annual dues to \$500 /owner. No special assessments needed for 2026.

3. Please notify the Board promptly if you sell your property to alleviate confusion of ownership.

### **NOMINATIONS TO BOARD OF DIRECTORS**

Constance Gravitt - Secretary

Bethany Miller -Member At Large

Liza Rushford agreed to 1 year in President's position

Teresa Carley agreed to 1 year in Vice-President's position

Sam Martin will stay in treasurer's position.

### **BOARD OF DIRECTORS FOR THE 2026 YEAR**

Liza Rushford	President	<a href="mailto:president.grantsmtn@gmail.com">president.grantsmtn@gmail.com</a>
Teresa Carley	Vice President	<a href="mailto:vp.grantsmtn@gmail.com">vp.grantsmtn@gmail.com</a>
Sam Martin	Treasurer	<a href="mailto:treasurer.grantsmtn@gmail.com">treasurer.grantsmtn@gmail.com</a>
Constance Gravitt	Secretary	<a href="mailto:secretary.grantsmtn@gmail.com">secretary.grantsmtn@gmail.com</a>
Bethany Miller	Member at Large	<a href="mailto:mal.grantsmtn@gmail.com">mal.grantsmtn@gmail.com</a>

Short program/slideshow by Chris Amsbury - Foothills Conservancy of NC

1. Purchase of Ida Mountain
2. Literature provided
3. Donations accepted

Thanksgiving Blessings!

**ADJOURNMENT: THERE BEING NO FURTHER BUSINESS**