

Semi-Annual Grants Mountain POA Meeting

Saturday - October 25, 2014 @ 1:00PM

- **Board Members**

Alan Ledbetter, Peyton Miller, Joe Summers (Crystal Ledbetter), Melissa Taber, Ron Tadlock

- **Welcome & Call to order**

- Invite anyone to give updates about new builds, new purchases and new neighbors.

- **Guest speaker**

- Fire Marshall, Scott Ellis to talk about controlled burns on mountain to help prevent future forest fires.

Thank you for inviting me here today. We can do a power point presentation to discuss firewise. You can conduct a survey to see if group is interested in presentation. What to do and not to do. People assume that the fire department will take care of it. NO. I have been here going on 28 years. We do not have big fires like California. We do not have that problem here, but it is possible. Everyone needs to be firewise. We will write an assessment and present it to the community. You can also do an assessment yourself. Some points are have 911 addresses on house, keep leaves out of gutters, keep debris away from house, a dispensable space around house. Need a good buffer zone with a good space around it.

You can develop a system with neighbors to help each other out ... a community notification system. Create a task force and appoint one chairman for the group. Get community together. Observe a firewise day each year. Make application to become a firewise community. Grants are available. There is a charge for it. The Community Protection Program will fund 100%. That project has to be put in. We are working in the Arbors now on a hazard reduction burn. We charge \$15 dollars an acre. \$450 minimum. Would love to be able to come and help. We have authorization to control a wildfire, but hazard reduction has to have everyone's signature of the landowners that we are working on at the time. The time was up in August for the Community Protection Program. Grant's Mountain would probably be 2016. See documents I brought on table.

Chris Amsbary

Where are the grants available?

Scott Ellis

You may find the information on our website. Ncforestservice.gov

Chris Amsbary

Is there a way to have someone from your group audit the mountain?

They have already looked.

Stephan Amsbary

Are you willing to do it for individual home owners as well?

Yes. We can do a risk assessment not sure what the fee is. Forest Management Plan is \$45 plus \$3 per acre. If you are interested myself and my assistant can come out and walk around your property and do a hazard assessment.

Reestablishing log roads can be effective for getting up the mountain.

We have done Lake James, Lake Tahoma. Opened up fire breaks. We take a grinder and chew it up under 10 to 12 inches. It really opens it up. We can put it through CPP program. Bridge crews can help.

Someone would fill out work order and email to bridge crew. We are using inmates out of minimum security prison. These guys are great. Have had some training.

Are you the one who schedules the bridge schedules?

Not necessarily. You would have to fill it out a work order and send to the bridge office to get it scheduled.

Stephan Amsbary

We have a lot of talking to do.

Scott Ellis

Each contract has to be signed by each landowner for log roads. Start working on it this year, get it turned in. It will take multiple visits to get it organized. Everyone will have to be willing to sign a contract. We can do just about anything you want.

Chris Amsbary

Sounds like there has to be a plan in place.

Scott Ellis

Even if there is no CPP funds, possible cost share. We are not there to get rich. We will recommend the most sensible route and for the least amount of money.

If you are interested please contact me and we will do a power point presentation to your group that will last one hour.

From the time the paperwork enters the system, how long does it take the crew to get out there?

For the 250 acres at Lake James state park, the paperwork was submitted in August. The first burn was in February then March, and two in April. Winds humidity temperature all have to be right. Have to deal with smoke. It is real tricky. If weather changes, may cancel. Can get out there with all resources and cancel burn.

Johanna

If it gets a little bit out of hand, a lot of houses would burn. Controlled burning at our place?

Scott Ellis

We will be extremely careful. It is a slow non-intense fire. Right now is the time to start planning for all this. I may put you off for a week or two, or may be able to come up right away. We will get something done on Grant's Mountain in the next couple of years. I will leave paperwork with Peyton.

Chris Amsbary

Will it kill kudzu?

Scott Ellis

No. I would like to have on point person per community. I have been working with Peyton.

- **Review minutes from previous meeting; recommendation to approve**

- Review & request any discussions on last meetings minutes.

- No issues

- Approve minutes

- **Status of Roads / Road plan**

- Discuss finished projects for dumping mining waste to reinforce banks in critical areas.

- Dumped Mining waste in two locations before the "T" totaling 35 of loads, at a cost of \$7,630.00

- Signed contract with Emery Sealco, Inc, That project is complete that we voted on in the last meeting.

- To perform work from gate to "T". Emery will wedge or level dipped road ways this fall then Chip N Seal road in spring. \$29,800 for complete project. As far as we know finish they will finish wedging before November, and let it cure over winter then finish in spring. This was in last assessment and in contract.

- Recommended additional area for Chip N Seal, from tower down to fork in road on Marion side of mountain. Cost \$4,500-\$5,000. That roadway is cracking tremendously. Nothing signed with this.

- Motion to accept. Second motion.

We only have just so much money. The traffic for all the towers is wearing out the pavement. The amount of traffic and thinness of the asphalt. If we do not take care of this we will lose the roads.

Peyton

I have some quotes. It is expensive. Between Smiley's and Annette's house 300 feet is \$9700. That does not include paving plus we have to get permission from the homeowner.

Johanna:

Do we have to go to the tower?

Peyton

We are not going to the tower. We are not responsible for their road to the tower.

Stephan

The wedging is from the gate to the T. They make the cracks. We are working on it Johanna. When I was on the board they have a right of ingress.

Two projects to be completed before next meeting. \$35,000.

Peyton

Are we going to try to drop more rock between Annette and Richards. I think about 20 loads of rock.

Stephan:

20 loads is what was recommended. Between \$4,000 and 5,000. It is starting to crack. Let's put some rock down there. Make a motion to dump rock in establishing a good road bed. Passed. \$29,800 for chip and seal, Brings us up to \$40,000 for roads.

Thank you for putting up posts. Nice in the dark.

- Pavement wedging to be performed this fall.
- Chip N Seal to be performed in spring. Pavement needs to cure for several months before sealing.

- Sealing cracked areas in roads to prevent water damage. During the wintertime. Peyton has tried to seal here and there.
- Any other contract with anyone other than Peyton. Would like to see if anyone would like to help with that.

- Mowing and ditch work

- Ditch cleaning for fall
 - To be performed by Ground Control at \$50 per hour, giving 2 persons with blowers. Will request a job quote or minimum job completion amount not to exceed number and still use per hour cost.

I think it will be acceptable. It will be cheaper than what we have paid in the past.

- Mowing for the year, with proposed schedule for 2015

Alan Ledbetter:

I started too late which increased the price. We would like to mow within 5 to 6 weeks otherwise tractor has to come in. For 2015 we would like to mow first of April. Optional mowing added would make development look good during season.

This is the first time we have done high bank in two years. Last board only did once. It looks great. Maybe not the right option to add that cost. High bank once a year. Can switch to just a side mow. They can do a midbank which is one we paid for before. It uses a smaller tractor 4 foot section. I will switch that to midbank for mid-July. End of season same as we just did.

Stephan Amsbary

Thrilled high bank got done.

Joanna:

Yes they did do a good job.

- 6/14 (\$1,130), 7/15 (\$600), 9/18 (\$2,200, bank mowing) = \$3,930
- Need to mow -
 - Side mowing - end of April (\$600)
 - Side mowing - first of June (\$600)
 - Bank mowing first to mid-July (\$2,200)
 - Side mowing – mid-August (\$600)
 - Bank mowing – mid to end of September (\$2,200)
 - \$6,200 total
- Mirror installed on sharp curve between gate and front entrance

Alan Ledbetter:

We can put up mirrors in other blind corners. If anyone has an area they are interested in getting a mirror installed, send an email to Alan Ledbetter.

I would like to get a development contract with Ground Control to give them every bit of our business. I would like to hire one company to rely on to get a reduced rate.

Chris Amsbary:

Are the culverts getting cleaned as well? Culverts get completely clogged from debris. Have them mark it and clean them up.

- **Covenant amendment for annual road maintenance fee**

- Reason the board has not sent out amendment for road maintenance fee was basically trying to come up with market assessment. How many homes, lots for sale. They would not want to invest any more money on top of what they already have. 31 lots/homes are on market which is a significant amount or plan to market in the next 6 months. We asked them the reason we wanted this on the market, time frame, trying to make profit, or just get rid of it. Take

to coastal and bigger cities and can look at mountain property for vacation properties. May sell properties for what they were bought for. Our hopes are to get this 31 people under one umbrella and go after different client list. Try to market it to other than McDowell County. Want to increase property values. Get people interested in mountain again. An agent gets one or two properties not enough money. 20 to 30 lots millions of dollars could be one person's job for an entire year. We are taking a look at it and figure out how to market it....why should we be the group everyone wants to be with. Asheville, Lake James, 1 hour from skiing. Just like Timberline did.

Chris Amsbary:

- Remember when you are selling land, you are selling a dream. The dream of building and wanting to be here. The people from McDowell County already live here. That is why we need to see if there is a hungry agent in Asheville. We just received a flyer. Pictures of views, etc not where we are located. Close to interstate, parkway For vacations. The issue is whether you can get the people interested in speaking with one realtor.

Joe Summers:

I bought that lot from John Skee \$21,000. Went to top dog at Keller Williams at Black Mountain. He told me "You paid \$21,000, you are going to have to ask a lot less". He did not even want to meet with him. It torked me off when he said that. We have to get this thing going so we are not part of McDowell County. Have to sell the dream. The stigma from Marion is in Marion.

You need to go to Savannah, just like Timberline did. All over eastern seaboard. Someone has to pay for advertisements. If we can get these folks on board, we need a pot of money to market. A letter needs to be sent to 31 people to propose it. This is just the start of it. This is exactly what we are trying to do. Focus on all these different territories for vacation spots. Get the list from log home living. 31 people will have to shell out money. Keep everything mowed, roads looking good etc. If the grass is not mowed, it looks like nothing is happening. Keep it looking good. Have to spend money. I am not sure how you go about developing a pocket of money. Or ask people who are selling to give 250 to market these properties. Most realtors are not going to want to spend a lot of money to market this property. Give them a fund to market for us. We would like to see website, cards, emails etc.

Chris Amsbary:

Mailings are expensive.

First find us a broker. Keller Williams is a national organization but its own entity in itself. They don't necessarily have access to national organization. May not be able to broadcast to all areas. Sotheby's may be different.

Stephan Amsbary:

There are two offices in Asheville. People vacation in Asheville and pick up a catalog. We need a young hungry real estate agent that is internet savy. Real estate is being sold through the internet. Discuss with them a fund for marketing. We need to come up with letter to send to the group requesting they pay 250 to market to key people in key areas. They may say that it is not our business as the POA.

22 landowners/homeowners responded to correspondence regarding selling their property. Some that did not respond may be interested.

- Cover plan to market Grants Mountain outside of McDowell County to increase property values.
- Discuss number of properties on the market that would benefit from marketing plan.
- Discuss proposed road maintenance fund
 - The new road fund proposal is geared towards future growth of the POA. The only way you will ever get a road fund to pass is to work out a solution for the majority of the POA members, which are investment owners. They do not want to invest any more money than they have to, in keeping the mountain running. But they do not want to affect the way the mountain looks and appeals to potential buyers.
 - My suggestion would be to submit a semi-annual road fund that will continue from now on. This will not affect property owners because they will be grandfathered in and will only have to pay the standard \$250 yearly dues. But once their property sales (focus on the marketing strategy), the new owners will pick-up the semi-annual road fund. I figure the road fund will also apply to home owners on the mountain (just for the lot that the home is on). I feel if you own a home on the mountain and use the roads, then you should be paying additional funds for maintenance. Not sure on the amount, but figured it should be between \$250-\$400 each year. This would be due in the winter or spring, so it would not be overlapping the POA dues that start in June. (23 homes on mountain).

Stephan Amsbary

How is this different than what we already have in our amendments?

Alan Ledbetter

It will not affect landowners until they sell the property. Maybe we should just focus on getting money in as quick as we can.

- I know this will not be a huge amount of money coming in to help with the roads at first, but if the marketing plan works, we will continue to gain revenue for the future. Also, the realtor will present the lots for sale to include the road maintenance fee, so they will assume that it is normal expense.

Home on lot you pay. No home you do not pay. Landowner does not pay until they sell. New owners who buy will pay the fund. Sounds like the covenant we had before. Why don't we just amend current amendment and add as a clause. What projects that you want to attack? We can knock the range down. Unanimous agreement liked the covenant amendment. I like what you are proposing. Waved it if you just own a lot.

Stephan Amsbary

How big was it before? People did not like that it was going to be 800 every year. I suggest we knock down the amount. Don't make it too low. I have it on my pc. Don't put over 400.

Make 250 to 400. Or make fixed amount every year. It will end up on high end anyway. We need money coming in soon. \$9,000 a year. I move that we accept that term existing covenant and make it \$400.

Joe seconds motion. Covenant amendment 66%. Nothing to lose. And the road gets better. All in favor. We will work on that. Fixed \$400.

• Treasurer's Report

We still have 2012 2013 dues down.

- Current status, review of effort
- Delinquent POA Owners
 - Benz acceptance letter of \$10K to cover all past due, interest charges and road assessment fees. Paid in full. Darlene and Annette received \$200 still owe \$675. Sent certified letter out this week. Not responding so sent certified. The last letter they crossed it out and send return to sender. I am doing this with everyone with past dues and fees. 30 years to pay off loan. Asked board if they would take settlement. Offered \$10,000. Couldn't refinance with lien on property. Very receptive to it when money was paid. Getting \$10,000 is better than \$100 a month. That brought outstanding dues down. Lien has been removed. Good news.
- Proposed budget going forward
 - Need money for compete chip N seal project
 - Add funds from Benz money for patching or wedging dipped areas, chip N seal to towers, dumping mining waste and sealing cracks in road. With \$10,000

Chris Amsbary:

Is it possible for them to look at bad sections of road when they come in? Past our house roads have dips. Can they selectively fix with wedging? Where Ron lives wedging has held up. That was a thick spot.

Crystal Ledbetter

What exactly is wedging?

Filling in with asphalt.

Stephan:

Can you dump gravel in Johanna's area.

Peyton

We did dump. Johanna said it is good.

Anyone coming up here now will say roads are falling apart. From gate to T will be fixed. Before Rich's wouldn't put asphalt in there. Will continue to collapse. Wedging from gates to T for \$7500 to \$7800. Commercial paver is cheaper. Would make community look better.

- **Thanks to residences for efforts**

Joel did a great job on spraying the kudzu. New sprayer worked out great.

- **Volunteer request for projects on mountain**

Johanna:

Do you have paint? I would like to paint the fence near my house.

Alan Ledbetter

We will get paint

- Finish painting fences
- Cleaning gate area, improve look of fencing on gate

Alan Ledbetter:

We may get rid of black fencing. Weld in metal inserts get rid of black fencing and paint. Lightweight. Better than black chain link fence.

- Patching of road cracks
- Front entrance upkeep
- Weed trimming fences and gate area (propose current landscape company to perform these every other visit)

Crystal Ledbetter

Have Ground Control take over this instead of having Alan continue to do this.

- **Open Discussion**

- **Adjourn**

Bank account balance to date

Fifth Third Checking: \$30,768.89

ING Savings: \$37,286.50

ING Emergency: \$21,074.95

POA Account Total: \$89,130.34

Received dues YTD 2014-2015: \$10,450.00

Unpaid dues YTD 2014-2015: \$10,050.00

Past due fees and road assessment: \$2,092.25