

Minutes of Timberwood Mountains Estates Property Owner's Association 1/2/2010

John Leder called meeting to order. Keys were exchanged for mailbox. Present were Rod and Caryl Branch, Lewis Houser, David Crown, Jerry Wiggins, Andy Rancourt (by phone) and John Leder.

John Leder discussed the billing of Timberwood Development for their lots owned for Assessment and H/O Association Dues. Also discussed whether Springbranch to be paved, decided through discussion that it was not to be paved. Wanted absolute verification that this is understood by developers and owners of lots on that street. Discussed how the money owed for dues and assessment to be paid? Possibly barter maintenance for dues throughout year 2010. John to write letter to Timberwood Development as to clarification as to what they will do. It was requested that the House's be present at the next board meeting, 3mos from now. Add to the agenda for the next meeting, paving and utilities.

Get overview of roads, wells, utilities gate with Jeff. David and Jerry to develop a book for Board. John checked well system, he says that they are simple. Should look at Well Company for maintenance contract. Feasibility? Jerry said that it would be very expensive. We will continue with our own maintenance. Emergency Contact with Well Company should be available. John thought that he could get some spare motors from Franklin Motors for emergency spare parts. Rod suggested that we get a record from company as to what has been done previously by them. Sensors for lightning protection should be on hand. John said that he would get some of them. Rod suggested that we set up a work day to install these sensors when we are here again. David and Jerry will get with Jeff to get history of what has been done on wells Booster system filters (special) need to have replacements available.

Lew gave a treasurers report concerning the payment of assessments and dues. Only nineteen (19) have paid either assess/dues. Do we want to put up the \$10,000 for road paving with county/state. Jeff House thinks we should pay direct to NCDOT.

We should resend bills to owners that have not paid by end of Jan. on Feb 1st. Within 30days, a lien will be filed against the lot for non-payment. Andy suggested that Lou check with Timberwood Development as to how much they received of the assessment. It is possible that some of the payments have already paid to them. John motions that funds be given to NCDOT for paving. Rod seconds. The consensus is that we should keep progress going forward with the road as this will increase the value of our properties. Lew will get with John/Jeff as to how the check should be paid.

Lew asked that Jerry Wiggins be the Asst. Treasurer , as Lew lives in Florida. Pickup

checks and make deposits. Jerry accepted.

Rod opened discussion as to dues for water and maintenance of pipes: Need to build up reserves, possible increase to dues to handle actual of maintenance of road and well, owners that have water at property should contribute if pipes break at their lots. Rod motions that lot owners with shut off valves at their lot, should pay toward maintenance of water system regardless of whether or not they have a house or not. John seconds it. Discuss follows: David feels that the water pipes are part of the infrastructure, therefore part of the maintenance fee. Change name to infrastructure. John motioned that we rename road assess to infrastructure and road maintenance. This would include drains, pipes, road, gate. Lou seconded it.

Lew wanted clarified that the Board has given him permission to pay the amt due up to \$10,000 for the paving of Arrowwood Drive. Agreed by all.

John motions that final revision of By-Laws are ready for legal review by attorney. Jerry seconded. Lew wanted to know which lawyer. Clarified that it would be Jerry Collins. Determine what the cost will be per hour/total.

Legal action was discussed for the collection of the dues and assessments. Ninety(90) days is the normal time before starting legal action.

Lew requested that all bills incurred by members should be sent to him for reimbursement.

Agenda for next meeting: Paving and Utilities, review by attorney of by-laws, financial status of association, possible increase of dues/assessment to be presented to general meeting, .

Next meeting will be April 4th, 10:00am at John Leder's house.

Caryl Branch

Secretary