

TIMBERWOOD MOUNTAIN ESTATES PROPERTY OWNERS ASSOC., INC.
(TMEPOAI)
FIRST QUARTER BOARD OF DIRECTORS MEETING
FEBRUARY 19, 2011

The first quarterly meeting of the Board of Directors (BOD) of TMEPOAI was held February 19, 2011, at 10 am at the Blue Mountain Cafe. The regularly scheduled meeting set for January 15, 2011 was postponed due to serious snow weather conditions. Those in attendance were President John Leder, Vice President Andy Rancourt, Secretary Sharon Crown, Treasurer Jerry Wiggins, and Directors Margaret Rancourt, Lew Houser and David Crown.

The meeting was called to order at 10:10 am. Margaret Rancourt moved to accept the agenda as presented, David Crown seconded the motion and it was passed.

A correction was made to the Minutes of the Second Annual Property Owners Meeting held on October 19, 2010 to reflect that Margaret Rancourt was elected to the BOD for a 3-year term as opposed to a 1-year term as recorded in the October 2010 meeting minutes.

The Treasurers report was presented by Jerry Wiggins. Total lots paid in full for 2010 and 2011 are 36, leaving 29 lots unpaid, 12 of which are held by Timberwood Development Corp. (TDC), and 17 are held by private property owners.

The Board discussed liens to be placed against property owners who have not paid 2010 and/or 2011 fees by March 1, 2011. Jerry has spoken with one attorney who does not want to handle placing the liens. This attorney advised that if the property were to be foreclosed on we would not be able to collect since all liens become null and void. Lien would remain in force if property was sold and we would be paid by the new owner most likely at closing. The question was raised, "does this apply to a short sale?" This is unknown and will require further follow-up. Jerry will contact his real estate attorney to obtain an answer to the short sale question. John Leder moved that Jerry Wiggins pursue uncollected fees through liens. Jerry amended the motion to say he and Sharon will pursue this matter and that Jerry doesn't want to be the one having to file the liens. A discussion ensued as to whether or not to hire legal assistance to do this for us. Jerry agreed to check with a recommended attorney regarding his fee schedule for filing the liens. Jerry seconded John's motion with these caveats and the motion was passed. John Leder volunteered to work with the county on format in the event the decision is for TMEPOAI to file the liens.

Jerry suggested that we wait until mid-March. We will need to provide proof of mailing and receipt/delivery of 2nd statement and wait 15 days before a lien is filed. Jerry Wiggins and Sharon Crown will prepare and mail the 2nd statements by Certified Mail Return Receipt Requested at the beginning of March. This schedule will allow the liens to be filed by the middle of March.

Seven property owners delinquent from 2010 didn't pay – 1 paid this year (for 2010 and 2011) leaving six unpaid from 2010. Twelve property owners that paid last year have not yet paid this year.

David Crown presented a quote for Hawkeye culvert repair from Timberwood Development (approx. \$1,700 maximum). David described problem with culvert separation. A discussion was held regarding getting further quotes for this repair vs. allowing Timberwood Development to complete the work and apply the cost as credit to their account. David had one other estimate but it was verbal and not firm. John Leder

moved we award the Hawkeye repairs to Timberwood Development. Margaret seconded the motion and it was passed. David will advise Timberwood Development of the award.

David also reported Jeff House has replaced five well filters on water system for which TDC will also be credited when an invoice is received. David presented a map with well locations and houses they each service.

The fees for work by Timberwood Development will be credited to the amount they owe for 2011 fees. The BOD has agreed not place liens against lots held by Timberwood Development nor to charge them with any late fees in the interest of the subdivision and because TDC has made a good faith effort to work with the POA Board. David Crown moved we advise Timberwood Development that we will need payment of any unpaid fees by the end of September 2011. Lew Houser seconded the motion and it passed.

The discussion of the state of the wells and the budget for well maintenance continued. David Crown and John Leder will check the wells and prioritize what is needed for repairs and preventive maintenance for each well. We will need to make decisions regarding the wells servicing the most residents and get what wells fixed we can afford. Repairs needed are replacing piping with the dissimilar metals that were installed originally. Well #2, pump station #2A, well #5 and holding tank water need to be addressed. John & David will also look at filters, piping and insulation methods.

Addendum: David and John inspected the wells, pump station and holding tank and have determined what needs to be repaired or replaced at each.

Regarding installation of electrical service to the end of Timberwood Drive, Jeff House will be in touch with Duke now that weather permits the installation.

Road condition – Despite efforts to repair during summer of 2010, it appears that we are going to have to address/amend our methods of sealing cracks in the road. Andy will report on his repair technique using the rubber filler to see if that worked. Also the crack that Rod/David filled with the more expensive filler looks good. Last year's estimate to seal was \$14,000; however it is not felt that sealing will fix the problems and that we need asphalt patching. David Crown will investigate with DOT regarding hot mix asphalt repair as well as other pavers for solutions. Since the ground has not completely thawed yet, it was decided to table any decision until the next meeting when we will know more about revenue and road condition.

Addendum: Andy, David, and John reviewed the repairs done by Andy and they are holding up. Using rubber filler will be estimated.

Reids Lawn Service will begin invoicing us \$1000/month for nine months beginning in April and will come when they are needed. Lew pointed out that grass is high along the common driveway in front of his house and blocks the view of vehicles in the turn-around (safety issue). Reids will be advised that they will need to address this situation during mowing operations. The common road to Ginns/Leders has been repaired and new drain pipe and culvert installed. Common driveways are to be addressed all the way to the end of the Timberwood Dr. with the exception of the shared drive just past the Rancourts' property. These issues will be handled by Reids Lawn Service.

It has been noted that the trees along Lot 13 are encroaching on Timberwood Dr. and need to be trimmed. David Crown will draft a letter to Property Owner regarding the need to trim or remove. The Board will review the letter prior to mailing.

Reflectors have been installed along the outside of the road from gate to Crowns. Need to purchase and continue to the top of the hill as well as on the inside of the road.

Entrance Gate – The siren receiver for use by emergency vehicles at the entrance gate has been tested and works. The keypad has been damaged and needs to be replaced. We need to look at fixing it for now as well as long term updates to the system. Margaret will contact Access Denied to handle keypad issue and short-term repair as well as check on long-term solutions. Margaret provided information on systems in use at another subdivision where they have property. That system has two pads; one for homeowners and one for others, permanent codes for Fedex , UPS, etc. Realtor codes change weekly. Homeowner codes change monthly and the remotes pick up the new codes. The Timberwood gate currently needs to be painted and lubricated.

Arrowwood Road Paving Update. The final condemnation to be settled has been delayed from December 2010. Conversation with the NCDOT Road Construction Supervisor, Wesley Grindstaff, confirms that group is ready to proceed with work upon receipt of the last condemnation being filed. The Right-of-Way group has not yet filed the final condemnation due to the need for an updated Title Search. All members of the BOD will follow up with calls to Danny Schuler (828-586-4040) and his supervisor to expedite this paperwork and clear the way for construction to begin.

Insurance Policies – Sharon Crown will update with list of 2011 officers and directors to Betsy Lane, State Farm Insurance.

Website Management – Andy Rancourt will look at a new provider for webpage when the current contract expires in order to cut costs of maintaining the site. Margaret Rancourt reminded everyone that the TMEPOAI also has a site on Facebook.

Business having been concluded, the meeting was adjourned at 11:55 am. The Second Quarter BOD meeting is scheduled for April 30, 2011. Location to be determined.