

TIMBERWOOD MOUNTAIN ESTATES PROPERTY OWNERS ASSOC., INC.
(TMEPOAI)
1 Timberwood Drive
Marble, NC 28905

Board of Directors Meeting
October 15, 2011

The Fourth Quarterly BOD Meeting was called to order at 10:20 am on October 15, 2011 at the home of Margaret and Andy Rancourt. In attendance were John Leder, Andy Rancourt, Jerry Wiggins, Sharon Crown, Lew Houser, David Crown and Margaret Rancourt.

Margaret moved to accept the Meeting Agenda as presented or modified. Andy seconded the motion and it passed.

Jerry presented the Treasurers Reports for both the Quarterly and Annual meetings. A correction was made to the report submitted for January through December 2010 page to correct the calendar year to 12/31/10. A correction was also made to the January through September 2011 page to correct a typo which should have been 2012. Jerry explained that due to new bank fee structures, we would need to set up a new checking account to retain free checking. Jerry will also set up a Money Market savings account to deposit \$4,759.02 which was balance as of 12/31/2010. In January 2012 the surplus from 2011 will be deposited to this account. It is expected that our surplus for the 2011 year will be approximately \$2,500. The Money Market account will serve as the POA's emergency reserve account. When deposits reach \$10K interest on the account will increase.

Jerry has filed an updated tax return as HOA non-profit corporation (Form 2011H) which eliminated the POA having to pay tax.

David moved and Margaret seconded that the Treasurer's Report be accepted as modified. Motion passed.

David presented updated 2011 budget status report. Well maintenance has exceeded the budgeted amount due to the amount of work that had to be done on the wells during the year. David also presented a projected budget for 2012.

Old Business:

1. Update status of payments per Liens filed on July 7, 2011. We have received none of the monies filed for against:
Lot 8 Kathy & Michael Green (\$965) John has been notified of foreclosure proceedings on Lot 8
Lot 12 Bart Gershenbaum (\$550)
Lot 15 Lloyd Travers (\$550)
Lot 49 Nelson Fernandez (\$550)

Total Liened = \$2,610.00

Lot 20 Eddie Oliphant \$325 (2011) Third Invoice sent on June 24, 2011

Sharon contacted Bart Gershenbaum (Lot 12) on October 6 because his last mailing had been returned as undeliverable at the address on record. He supplied his new address and all previous mailings for 2011 were forwarded to him via USPS on October 7th, including all past due invoices (which he said he had never received) and Lien notice.

You are all aware of Lloyd Travers e-mail and our response. No further information available.

2. Update on Timberwood Drive Road Repairs & Maintenance

Timberwood Repairs at gate

Originally scheduled for October 10, 2011. Delayed due to weather. Currently scheduled for October 17, 2011. TMEPOAI agreed to split cost w/TDC (per Jeff House cost of \$3500). Did not include area with spiderweb. BOD all agreed with shared cost nte \$2000. TDC will receive credit against their fees owed the POA for half of the repair cost.

Mowing & weed eating

Completed October 10-14, 2011

James Reid (Reids Lawn Service) has notified that he will renew our current contract for another year at \$1,000 per month for nine months.

3. Update on Arrowood Road surfacing

The road surfacing was completed in September 2011 with NC secondary road finish. Contractor will come back and sweep surface free of loose gravel to complete. John Leder pointed out that the DOT did not join Arrowood Rd. & Timberwood Dr. as they did all the other driveways on Arrowood. There is also a difference in the level of Arrowood where it exits onto Hwy. 141. We will follow up with NCDOT (Wesley Grindstaff) to have these areas corrected.

4. Timberwood Road & Well Upgrades

David offered information about \$750 per mile for fluorescent striping option on the downhill side of Timberwood Drive pavement. The BOD will consider this option after spring 2012 when condition of road surface has been assessed to determine whether further road repairs are needed for stabilization. We need to replace and add more

reflectors to the sides of the road. The BOD also discussed the need for further road repairs in several places due to settling of fill soil.

Wells 2, 2B and pump station have been repiped, insulated, and heat strips added. The remainders of the wells are scheduled for the same upgrades in 2012. The filters have been changed on a 3-month schedule. John discussed further upgrades needed.

Currently, there is no main disconnect from power company and we would need to be able to do so to run the wells on a generator if/when necessary.

5. Sharon reported that the 2011 Newsletter, Agenda and Proxy Form for Annual POA Meeting to be held on October 15, 2011 were mailed September 9, 2011 to all property owners. The 2011 Annual POA meeting will be held at Blue Mountain Coffee & Grill at 2:00 pm

New Business:

1. The Proposed 2012 Budget was finalized by BOD for presentation to membership at today's Annual Meeting.
2. By-Laws Revisions to be presented to property owners at the Annual Meeting

Revised Verbage- **Pg. 3, Article III, Section 1, Quorum of members.** – Presence in person or by proxy of members representing a simple majority of the notified voting members shall constitute a quorum at any meeting of the corporation.

Revised Verbage – **Pg. 4, Article IV, Section 1, Who is entitled to vote.** All owners are members of the corporation. Each lot of record is entitled to only one vote either in person or by proxy, provided said owner is in good standing with the corporation and fees and assessments are paid current and to date prior to the date of the meeting. If owner is not in good standing, his/her vote automatically reverts to the Board of Directors.

Revised Verbage - **Article VI, Section III – Capital Expenditure Limits.** After proper notification to the membership, any capital expenditure in excess of \$5,000, must be approved by a majority vote of the members entitled to vote, either in person or by proxy, at a regular or special meeting of the association.

3. Discussion of Amendments to Covenants & Bylaws to be written by POA in 2012.

Jeff House had requested that we amend the Covenants to reduce the minimum square footage of new homes from current 1800 s.f. to 1200 s.f. based on his feedback from Realtors. BOD voted to present change to 1400 s.f. to members at the annual meeting along with the language below.

Recommended Verbage – Pg. 2, Para. 3(2). – “All matters before the association will be determined by vote of a majority of memberships ***represented*** at each meeting.”

Recommended Verbage – Pg. 2, Section 3 (Paragraph 3, Lines 5-8) “The accounting of the annual community maintenance fees and for the community water maintenance fees shall be segregated and maintained on a separate and ongoing basis. It is possible to continue separate accounting of income and expenses without the overhead and maintenance of having two separate bank accounts.

4. Sharon reported on TDC invoice issued on September 12, 2011 in the amount of \$3,605.06 which includes \$25 late fee on seven lots in arrears as of September 30, 2011.

12 lots@\$500	\$6,000.00
Credit for work performed by TDC thru 3/33/11 (Included invoices from 2010)	(1,022.34)
Credit for culvert repair on 8/23/11	(1,267.60)
Credit for road gracing on 8/23/11	(280.00)
Add late fee of \$25 on 7 lots	<u>175.00</u>
Balance due	\$3,605.06

5. Reminder to BOD to submit all 2011 expense reports to Jerry so that budget items can be correct at the end of the year.

Business of the BOD having been completed the meeting was adjourned at 11:30 am.