

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

Board of Directors Meeting
January 14, 2012

The First Quarter 2012 BOD Meeting was called to order at 10:18 am at John Leder's home. In attendance were John Leder, Andy Rancourt, Jerry Wiggins, Sharon Crown, Lew Houser, Margaret Rancourt and David Crown.

Lew Houser moved to accept the Meeting Agenda as presented or modified. David Crown seconded the motion and it passed.

Jerry Wiggins presented the Treasurers Reports for the 4th quarter of 2011, the Annual for year 2011 and the status of fees paid for 2012. To date 29 Lots have paid in full, 3 lots paid partial and 33 still owe 2012 fees. The 2011 Annual and first quarter 2012 reviews show that we ended both periods with deficits. The deficits was due mostly to the two pump replacement issues and resulting higher than normal electric bills. Increases in electric bills were attributed to the pump running more than normal prior to replacement as well as the Duke Energy rate adjustment in December. Margaret moved to accept the Treasurer's report as presented, John seconded the motion and it passed.

David Crown presented the 2011 Review of budget items for the year. David explained the adjustments and overage or underage of individual budget categories. Wells accounted for the largest portion of the expenditures for two new pumps contributing to our 2011 deficit. David distributed the corrected projected 2012 budget. Jerry explained the increase assumed nonpayment from 10% to 15% based on the number of lots still owned by TDC. The road repairs category was reduced. Insurance cost was reduced based on actual invoice. There was an increase in office expenses/website. Margaret questioned projection for Duke Energy. Actual Jan/Feb charges will help with more accurate projection for this category. The BOD discussed activation of new well No. 7 if and when Lot 50 builds. Although it is still TDC's responsibility to activate well 7 and install electrical and water the POA will be impacted by the electricity to run the well. Margaret moved we accept the revised budget. Andy seconded the motion and it passed.

Old Business

Jerry had intended to set up a Money Market savings account to deposit the surplus monies from 2010 and 2011 establishing the emergency fund. These monies were used to take care of the water and well repairs during November and December 2011. Jerry reported that he was able to change the status of our checking account to avoid any fees.

1. Update status of payments per Liens filed on July 7, 2011.
Lot 8 Kathy & Michael Green (\$965) Amy Swing, Wells Fargo paid back fees & 2012 fees and this lien will be released.
2. We have received none of the monies filed for against:
Lot 12 Bart Gershenbaum(\$550) Info mailed to new address 10/6/11

Lot 15 Lloyd Travers (\$550)

Lot 49 Nelson Fernandez (\$550)

Current Total Liened = \$1,650

Lot 20 Eddie Oliphant \$325 (2011) Third Invoice sent on June 24, 2011. Jerry moved we give status report on Liens to be filed after our April meeting. Margaret seconded the motion and it passed.

Sharon reported on her conversations with the owners of Lots 12 and 49 regarding payment of past due fees. Invoices for 2012 Fees were mailed October 30, 2011. 2nd Invoices go out February 1, 2012 w/\$25 late fee.

Welcome Letter to new owners of Lots 50 and 61 mailed December 13, 2011.

Invoices to new owners of Lots 50 and 61 mailed January 2, 2012 with due date of April 1, 2012.

3. Mowing & Weeding - Completed December 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. David proposed we look at 2013 for possibly accepting proposals from other sources based on costs and scope of work.

At this point in the meeting Margaret moved and John seconded a motion that we take a short break due to the arrival of guests. Motion passed. Meeting was resumed approximately 30 later.

4. Timberwood Road & Well Upgrades – With the exception of replacing reflectors along Timberwood Dr., these items will be tabled for discussion at the April 2012 BOD Meeting. The BOD agrees that the POA should provide containers for road salt but should not pay for road salt since only those owners with homes use the road in winter. Everyone visiting during winter needs to bring salt with them and that will take care of road.
5. John mentioned size of trees on roadside and need for trimming on the downhill side to facilitate sunlight and visibility. Pear trees need to be trimmed and we need to inspect them to make sure they are not causing pavement damage.

Items tabled for discussion at April 2012 BOD Meeting:

Quote of \$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 3 and 4 upgrades in 2012.

New Business:

1. By-Laws Revisions were presented to the membership at the Annual Meeting on October 15, 2011. There were no objections by the membership to the revisions. Amendment 1 to the By-laws has been prepared for BOD signatures and notarization. Amendment 1 to By-Laws will be filed by the end of January 2012.

2. New Covenants & Restrictions to be written by POA in 2012. The BOD discussed the replacement of the 2005 TDC Covenants and Restrictions. Sharon and Margaret will review and draft the replacement document for presentation to the BOD at our April meeting.
3. Andy brought up question of grading Timberwood Dr. from the end of the paved section to the end. Discussed need for TDC to complete the power and water line installation and restore the unpaved portion. Any new construction would require our upkeep after construction and subsequently added to our budget.
4. TDC sold Lots 50 and 61 and therefore has been invoiced for 10 lots in 2012. \$165.03 has been added to each of the remaining 11 lots reflecting the total of \$1815.32 owed at the end of 2011. TDC lots will be reduced to 10 when we receive confirmation of closing on lot 61.
5. Lew Houser volunteered to host next BOD meeting on April 14, 2012.
6. Having concluded the business of the BOD, Margaret moved to adjourn the meeting. John Leder seconded the motion and it passed. Adjourned at 11:44 am.