

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

Board of Directors Meeting Agenda
July 20, 2013; 10:00 am

The 3rd Quarterly BOD Meeting was called to order at 11:00 am. All members were present with the exception of Margaret Rancourt who sent her proxy with Andy Rancourt. Jerry Wiggins moved to accept the Meeting Agenda as presented. Andy Rancourt seconded the motion and it passed.

Treasurer's Report – Jerry Wiggins gave treasurer's report. Jerry informed that Duke Energy has reached agreement with BBT Bank for electronic transfer for payment of bills. We had a balance \$21,397.81 in checking as of June 30, 2013. We had a balance in our Savings Account of \$14,283.24 as of June 30, 2013. Petty Cash balance as of June 30, 2013 was \$172.55. As of June 30, 2013 we have 47 lots paid, 11 partial payments, and 7 lots unpaid. Liens are being filed against the 7 unpaid lots. Lew Houser moved to accept Treasurer's report as presented. Andy Rancourt seconded and it passed.

Budget Status Report – David Crown presented Budget status through June 30, 2013. We have had no road repair expenditures this year to date. Well maintenance costs are at \$3,600 (budget was \$3,000). Well 5 is performing better than ever now. We had a pressure regulating switch installed at the well to prevent the high pressures that were experienced earlier this year. David explained sequence of restart for Well 5 since these changes. There is still a small leak between the filter station and somewhere between Lots 30 and 31 that has not shown up or surfaced yet. We are waiting to patch the road, hoping this leak can be detected and repaired. David has contacted Crisp Paving for a quote to fill the pavement cracks again this year and patching the three areas of pavement where we did pipe repairs the past winter.

Old Business

1. Update status of payments and liens:

Lot 15 Lloyd Travers Lien to be filed 7/23/13 for \$1,000

Lot 19 Lloyd Travers Lien to be filed 7/23/13 for \$800

Lot 20 Eddie Oliphant Lien to be filed 7/23/13 for \$1,100.

Lot 49 Nelson Fernandez Lien to be filed 7/23/13 for \$1,650

Lot 17 Robert Peluso Lien to be filed 7/23/13 for \$550.

Lot 46 David & Tracey Walters Lien to be filed 7/23/13 for \$550.

Lot 56 David Edgar Lien to be filed 7/23/13 for \$550.

Four Liens were renewed and three additional Liens were filed for a total of seven lots liened. Timberwood Development (2013 payment of \$2,000). Owe \$3,000.

2. Mowing & Weeding – Accent Homescaping contract beginning in April 2013 and is being performed monthly. David Crown arranged spraying of unpaved roads for grass/weeds. The spraying has been completed.

3. Timberwood Road & Well Upgrades –John Leder explained the problem with the telemetry that caused the pressure problems on Well 5. It was determined that another telemetry system exists somewhere within a few miles of ours and out of 256 possible channels available in the system, we were both on the same channel. This meant every time the other system sent a signal, it also sent a signal to our unit telling the pump in the well to turn on or off. This is what caused the high pressures in our water lines, water tanks and underground piping system. This has been repaired. The transmitter has also been installed in a weatherproof enclosure located outside the depressurization station cover.

On June 19 and 20 John Leder and David Crown worked on completing the electrical for the new pressure regulating switch on Well 5 and changing filters in some of the wells.

Updated - Road engineering company. John Leder moved in 2012 to hire road engineering firm or soils firm to get assessment of trouble areas. Sharon Crown seconded and passed. Margaret Rancourt amended the motion to include up to \$2000 to pay for this assessment. Andy Rancourt seconded and it passed. John Leder reports that he has located three road engineering companies in the surrounding areas and he will continue discussions with them. David Crown will also seek Larry Crisp's opinion while he is on the mountain.

New Business:

Insurance: State Farm has sent us a Notice of Nonrenewal on our insurance policy effective August 10, 2013. David Crown filed an appeal with State Farm and it was denied. John Leder contacted Rose Insurance. Per John/Rose Insurance – they can possibly write new insurance at cost of \$1500-\$2000 per year. Increase from \$960. We should receive a written quote on Monday (7/22/2013). John valued each well at about \$20,000 and another \$20,000 for entrance areas. The quote will have a deductible of \$2,000 and probably written with USAA. David Crown suggested that if the Rose policy is deemed to be too high, he and Jerry Wiggins will contact the Independent agent in Copperhill, TN.

Lew Houser asked about old item of gate security. John Leder reported on Support Wireless information per his July 14th e-mail. The goal is to get wireless all over the mountain providing gate control, well monitoring, and Wi-Fi access for residents. John has investigated and determined that we are a little too distant to meet the transmitting distance of one mile. David inquired about the possibility of locating property at the bottom of the hill. John is looking for a location somewhere in Peachtree. Line of sight is the problem. If we had this we could provide wireless service for the mountain residents, gate operation, possible commercial accounts with Verizon, possibly TV. He will continue to investigate the possibilities for Wi-Fi coverage. Information will be presented at the Annual Meeting and mentioned in the Newsletter.

Annual Meeting Preparations: October 19th, 2013

The Board of Directors will meet at 10:00 am at Blue Mountain Café.

The Annual Property Owners Association meeting will be at 1:00 pm at Blue Mountain Café.

The Newsletter, Official Notification of Meeting & Proxy Forms will go out in early September.

We're looking for some new people to serve on the Board of Directors. Anyone interested in serving, please let us know.

Having concluded our business items, David Crown made a motion to adjourn. John Seconded. Motion passed.

Thanks to Andy Rancourt for hosting the meeting today.