

Timberwood Mountain Estates Property Owners Association, Inc. (TMEPOAI)
1 Timberwood Drive
Marble, NC 28905
Board of Directors Meeting Agenda-Minutes
January 17, 2015

In Attendance (via conference call)

John Leder, Andy Rancourt, David Crown, Jim Dafoe, Lisa Lietz, Margaret Rancourt
Sarah Mills (absent)

Call Meeting to order @ 10:01 AM

Treasurer's report

- Reviewed 2014 year-end actuals
 - Road repair was higher than planned but a couple of other areas were under. Overall came in 12.9% over budget.
- Reviewed 2015 budget. Agreed to leave as is. Budget is final.
- Status of 2015 POA fees
 - 16/19 homeowners paid in full, 3 outstanding owe \$2300 (one partial payment)
 - 23/45 landowners paid in full, 22 outstanding owe \$19,375 (\$6175 is older than 1 year)
 - 9/45 lots owned by Timberwood Development - \$2500 due 1/31/15, \$2000 due 6/30/15, \$900 due 8/31/15
 - Lisa provided balances on the bank accounts.
- Motion to deposit \$5264 into reserve fund made by Margaret, seconded by John. Unanimous approval.
- Motion to accept Treasurer's report as read by David, seconded by John. Unanimous approval.

Old Business

- IRS Update
 - Lisa resubmitted form per the instructions. No update since last meeting. Keep as open item.
- Covenants & Restrictions
 - Updates that were approved at the annual meeting were filed with Registry of Deeds on 12/22/14.
- Annual meeting follow up conversations with Jeff House concerning his proxy vote.
 - No action required. Item is closed.
- Road Repair & Maintenance
 - Update from David: As of now, Hawkeye trail, Spring Branch and the end of Timberwood Dr. are in good shape.
 - Update from John:
 - Pump Station 2B is now monitored 24/7.
 - Discussed recommendation that a similar alarm be installed at Rancourts' house to monitor Well #5. John and Andy will set it up (roughly \$400).
 - Discussed possibility of doing at least a partial paving using methods used on Arrowood Road (pitch seal). Lisa said she'd take the lead if someone would tell her what she's looking for (John will follow up with David).
 - *Addendum: After getting some info from David, Andy spent two hours on Hawkeye cleaning out the gully to ensure correct drainage.*
 - From David:
 - Paving company filled the cracks in our asphalt roads.
 - Wilson Well fixed a broken fitting, had to cut a new hole in the asphalt, took 7 hours to locate and repair.
- Signs
 - New sign at Rte 141 is installed. Pictures sent via email & posted on the web site.
- Security / Gate / Camera

- Andy reported cameras are working as intended.
- New Construction
 - Lot 12 (Rickers) – Sent invoice for road impact fee on January 4, 2015. Paid. Construction has started.
 - Lot 26A (Smiths) – Margaret will send them an invoice for the \$1000 road impact fee.
 - Plans are almost finalized per Brian Smith.
 - Construction codes have been issued to both families.
- Web site
 - Need a secure login for Board members only. Andy is still working on this.
 - Yahoo is hosting the site for 5 years for \$326. URL is good for another 15 years.
 - Having some trouble getting emails to work; forwarding; etc. Still working on it.
 - New site was published yesterday. There is a new "contact us" page. Also has links for Board emails.
 - Margaret will send screen shots of what Yahoo inboxes look like.
 - John sent Andy an updated diagram for water storage system to be published on the site.
- Misc
 - Lot owner survey results were provided to the Board.

New Business

- Covenants & Restrictions / ByLaws
 - Both documents need another review and updates where necessary. Andy & Margaret volunteered to do this.
- Road Repair & Maintenance
 - Bradford pear trees close to the road: Need to address now before roots affect paving
 - John provided his perspective on the gate and some tests he'd run.
- Confirmed email IDs for each BOD member

John Leder tmepresident@tmepoa.com,
 Andy Rancourt webmaster@tmepoa.com, arancourt@yahoo.com
 Sarah Mills tmedirector3@tmepoa.com, sleder31108@gmail.com
 Lisa Lietz treasurer@tmepoa.com, lklietz@yahoo.com
 David Crown tmevicepres@tmepoa.com, davidcrown@frontier.com
 Margaret Rancourt secretary@tmepoa.com, mcrancourt@yahoo.com
 Jim Dafoe tmedirector2@tmepoa.com, jsdafoe@comcast.net
- Misc topics
 - Currently there are three houses for sale: Ginns, Jones, A-frame.
 - Jim made some observations at the end of the meeting. He thinks we should get the trees taken out now. We should focus on the roads & the wells.
 - Is there any activity on researching guardrails? Sarah is looking into it per John.
 - Did Lot 60 sell yet? It appears that TDC still owns it. A subset of the Board will meet with an attorney regarding TDC's liabilities and obligations to TME
- Next meeting on April 18; John will host; 10am
- Margaret motioned to adjourn; John seconded; unanimous approval. Meeting adjourned @ 11:30