

Timberwood Mountain Estates Property Owners Association, Inc. (TMEPOAI)
1 Timberwood Drive
Marble, NC 28905
Board of Directors Meeting Agenda-Minutes
April 18, 2015

In Attendance: **John Leder, David Crown, Andy Rancourt**, Sarah Mills, **Lisa Lietz, Jim Dafoe, Margaret Rancourt**
Guests: Jim & Jennifer Murphy, Sandy Dafoe

Call Meeting to order @ 10:17am

Held at John's house

Welcomed the guests; reminded them that no comments can be made

Treasurer's report

➤ Balances

- Very successful in collecting fees except for the ones who are way overdue
- TDC owes \$2900; balance is not overdue; it's just their payment schedule
- Discussion of if accounts could earn more
- Motion to accept report made by John; seconded Andy; unanimously approved.

➤ Second notices / potential liens coming

- Yes or no on late fees for people making partial payments?
 - Sharkey & Wiggins have been making regular payments so no late notice went out. As long as payments are being made, we do not need to send late notices.
- Should we send letters to those who are making payments? Lisa might do that. Need to modify late fees to 10% or \$20/mo per NC statute. Margaret will draft communication to property owners.

Lot#	Name	\$ owed 2015.	\$ owed previous yr(s).	Total.	Comments
6 & 7	Martinez	1200.	300.	1500	Plus \$225 late fees
15	Carrillo	600	1550.	2150	Plus \$615 in late fees
19.	Travers	600.	1350.	1950	Single invoice (above)
20.	Oliphant.	600.	225.	825.	Paid 1425 this year
36.	Ovdiyenko.	600.	550.	1150	Plus \$172.50 in late fees
49.	Fernandez.	600.	2200.	2800	Plus \$420 in late fees
		4200.	6175.	10,375	Plus \$1432.50 in late fees

Old Business

➤ IRS Update

- Keep as open item. Motion by Jim to close this; second by David; unanimously approved.
- Tax return and corporate filing are done.

➤ Road Repair & Maintenance

- Recap of situations over the winter
- Additional issues to be addressed
 - By the gate. Been repaired once.
 - Springbranch – Crush & run done last year. Very passable per David and Jim.
 - Timberwood – Tire rut at lot 52. Will erode and grow if not fixed.
 - Timberwood – Lisa said culvert at her driveway is clogged. Discussion of who is responsible. Lisa said Steve will have a go at it.
 - Timberwood – Right below Dafoes'. Problem is both because of water and the fact that half the road is not on original ground. \$35k high level estimate from Crisp Paving. David will get a second estimate.
 - Motion was made by Jim to 1) revisit with paving firms and 2) if consistent with prior estimate, move forward. Seconded by Lisa. Unanimously approved.
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➤ Signs

- Only one left to be updated is the one at the gate. Authorized Rob to do it in October. But Rob didn't know he was authorized. Now we're thinking it can wait. Tabled to next meeting.
- Security / Gate / Camera
 - Get 3 more 32GB SD cards for the camera. Rotate quarterly. Andy will take care of this.
 - Change gate codes at the end of the year.
- New Construction
 - Lot 12 (Rickers) – ETC Fall
 - Lot 26A (Smiths) – ETC TBD

New Business

Wells

- Well #5 Tank system Proposal
- Well #5 System Failure Reporting System
- Proposals from Wilson Wells
 - Proposal 1 pipe thru pipe. Motion to accept by Margaret. No second. Motion is dead.
 - Proposal 2 1000 gal storage tank. Motion to accept by Margaret. Lisa seconded. Lisa in favor; David abstained; John, Jim, Andy, Margaret against. Revisit in April 2016.

John & Andy installed a well monitor at Rancourts' that sends alerts when pressure drops. Ready to make a list of emails that it will send alerts to. John wants everyone on well 5 so everyone gets the alerts.

Wilson proposals – See John's 3/14 email re: this. Long discussion on replacing the pipes. The Murphys were asked about their tank. They got one installed (\$1700) and he said they used 100 gallons in 1 day (?). Lisa doesn't have hers installed yet but John said he would install it for her.

Need to publish a protocol for communicating to Board when there's an emergency. David is offering to be the POC. Need to come up with a primary contact for 2016.

Discussion of conserving water.

We are going to have road above well 5 fixed.

Foreclosures on Properties MT 1 year overdue (Lisa)

- Lisa provided information from NC HOA laws. Legal costs? What is the interest in pursuing this? Include a notice that we will foreclose when Margaret sends the registered letter. Reference the statute in Lisa's email.

Covenants changes (Andy & Margaret)

- Start list of changes needed
- Identify all the issues and prioritize. Motion Andy to create. Lisa will keep it in her s/s.

Reduce number of board members

Andy made motion to reduce Directors to 2 (from 3). David seconded. Unanimously approved.

Next meeting: Tentatively 08/08/15 at the Crowns; Lisa will confirm availability.

Meeting adjourned at 12:53.