

Timberwood Mountain Estates Property Owners Association, Inc. (TMEPOAI)  
1 Timberwood Drive  
Marble, NC 28905  
Board of Directors Meeting Agenda-Minutes  
August 8, 2015

**In Attendance:** John Leder, David Crown, Lisa Lietz, Jim Dafoe, Margaret Rancourt

**Absent:** Andy Rancourt, Sarah Mills

**Guests:** Jennifer and Jim Murphy, Sandy Dafoe

Call Meeting to order @ 10:20am  
Held at David's house

Treasurer's report

➤ Balances

| TMEPOA ANNUAL REPORT 2015     | July       |
|-------------------------------|------------|
| Checking Acct                 |            |
| Beginning Balance             | 31,110.46  |
| Income                        |            |
| Expenses*                     | (4,220.40) |
| Checks not cleared            |            |
| Checks from previous month    |            |
| Transfer to savings           |            |
| Month Ending Checking Balance | 26,890.06  |
| Savings Acct (Reserve)        |            |
| Beginning Balance             | 33,505.97  |
| Transfer from savings         |            |
| Interest                      | 0.85       |
| Service Chg                   |            |
| Month Ending Savings Balance  | 33,506.82  |
| Total Cash                    | 60,396.88  |

Discussion – Good reserves which we will need for the road repair.

Motion to accept: John  
Second: Margaret  
Unanimously approved

- Second notices / potential liens coming / finish discussion on foreclosing? Adjust late fees? No notices have gone out. Use the new guidelines for late fees. John will contact each owner to get an update on their intent to pay.

| Owner |                       | Mailing Address       |                    | Balance Due |
|-------|-----------------------|-----------------------|--------------------|-------------|
| 6     | Mario & Judy Martinez | 1814 Brookhaven Drive | Sarasota, FL 34239 | \$600.00    |
| 7     | Mario & Judy Martinez | 1814 Brookhaven Drive | Sarasota, FL 34239 | \$900.00    |

|       |                                 |                         |                                 |             |
|-------|---------------------------------|-------------------------|---------------------------------|-------------|
| 15    | Lloyd Travers & Sherry Cardillo | 1080 Chase Hammock Road | Merritt Island, FL 32953        | \$2,150.00  |
| 19    | Lloyd & Sherry Travers          | 1080 Chase Hammock Road | Merritt Island, FL 32953        | \$1,950.00  |
| 20    | Eddie & Rebecca Oliphant        | 50050 Averett Road      | Loranger, LA 70446              | \$825.00    |
| 36    | Michael J. Ovdienko             | 100 Stirrup Lane 1115   | Royal Palm Beach, FL 33411-8289 | \$1,150.00  |
| 49    | Nelson Fernandez                | Lake Shore Dr. Apt 201  | Lake Park, FL 33403-2882        |             |
|       |                                 | 4260 Ingraham Highway   | Coconut Grove, FL 33133         | \$2,800.00  |
| TOTAL |                                 |                         |                                 | \$10,375.00 |

## Old Business

- Agree on late fees and whether or not to foreclose
  - NC has liberal laws for HOAs to foreclose. Research how much that would cost. Call the attorney we've used in the past – Rudy Bata.
  - We'd have to pay the taxes on lots we own
  - Determine which lots are most marketable
  - MCR to find out more info on the process. Addendum – links below
  - Motion to investigate: John
  - Second: Jim
  - Unanimously accepted
    - <http://www.nolo.com/legal-encyclopedia/north-carolina-hoa-coa-foreclosures.html>
    - <http://www.nolo.com/legal-encyclopedia/how-foreclosure-works-30066-2.html>
- Road Repair & Maintenance
  - Discussion of Crisp repairing the worst part of the road down below Dafoes'. Timing might be late Sept/early Oct. David is handling.
  - David will also have him look at the road between the two waterfalls.
  - Will also have him fill the cracks as we do annually.
  - David wants to know who wants a driveway done
  - Crisp can spray (seal) driveways.
  - All the paving companies are busy due to major highway paving (Rte 64W).
- Signs
  - Repainting & repairing entrance sign at the gate. This has not been authorized even though it has been discussed. David will give Rob the go-ahead.
  - David had 3 drafts for new signs. \$35 each in metal. He will get 7 in total.
    - Speed limit 14
    - Lights on for safety
  - The Murphys offered to pay for two of the signs. Do we also want one that says uphill traffic has right of way? Yes – one.
  - Motion: Jim
  - Second: Lisa
  - Unanimously approved
- New Construction
  - Lot 12 (Rickers) – ETC Fall
  - Lot 26A (Smiths) – ETC Spring 2016
  - From David: Lot 12 is now connected to well #2 distribution system. He informed Jim to wait for an invoice to keep his records in order. Please invoice him for POA connection fee. He reports good water pressure. Lot 26 has/is not connected to well #5 distribution system at this time. MCR to send invoice for \$300.

## New Business

- Annual Meeting
  - Should be held 3<sup>rd</sup> Saturday in October (10/17).
  - Blue Ridge Coffee & Grill private dining room is reserved from 11-3.
  - Notices for meeting need to be sent by mm/dd/yy?
  - Jim, Lisa & John will serve again. Not David, Andy, Margaret. Sarah tentative (meetings would need to shift to Fridays. Saturdays don't work for her.) David will be the SME.
  - Draft agenda included in email
  - John read NC statutes on # positions (Sec of State NC)
  - 3 year Director position will be eliminated
  
- Security / Gate / Camera
  - Discuss increasing Mr. Day's monthly payment from \$55 to \$60/mo. and increasing Christmas bonus from \$10 to \$15. MCR suggested bonus to \$25.
    - Motion: David motioned for 2015 Bonus and 2016 monthly.
    - Second: John
    - Unanimously approved
  - Need to establish a relationship with someone in the area to come fix the gate when Mr. Day is having a problem with it. John has the contact (from David).
  - Gate Codes: In order to be ready to change gate codes when invoices are sent out, we need to set them before the invoices are sent. Should change all of them, deleting all current & old codes? Then someone will need to notify all services and agencies of their new codes for 2016. Remote openers should still function without adjustment.
  - Who owns change the codes? John. Leave construction codes alone.
  - David & John will handle. Effective 1/1/16?
  
- Misc
  - Increasing insurance
    - From John: In reference to our current policy coming up for renewal we would like to add a \$5,000,000 umbrella coverage. (\$7m total). Haven't heard back. Lisa will ask them when she calls them next week.
  - Discussed possible Board members for 2016
  - NC Forest Service visit (MCR look up email I sent to the Board. Is there interest for October Annual Meeting? 15-20 time slot. education)
  - John will talk to Brian and Jim and A-frame people (Caminetti) about their contractors.

Next meeting will be the Annual Meeting on 10/17/15.

Motion to adjourn: Margaret

Second: John

Unanimously approved

Meeting adjourned at 11:50am.