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

In Attendance: John Leder, David Crown, Lisa Lietz, Margaret Rancourt, Andy Rancourt
Absent: Sarah Mills, Jim Dafoe
Guests: none

Call Meeting to order @ 11:19 AM
Held at Blue Mountain Coffee and Grill, Murphy, NC

Old Business
Treasurer's report

- See separate report from Lisa.

  Motion to accept: John
  Second: David
  Unanimously approved? Yes

- Margaret mailed an invoice to Mike & Jennifer Stritar who purchased Lot 60 from TDC in October, 2014. We were only recently notified by TDC that the lot had been sold. According to Cherokee County tax records, the lot was sold for $50,000.

- Agree on late fees and whether or not to foreclose
  - Margaret called Rudy Beta's office to learn more about the process but was unable to reach him. A follow-up call will be required. David & John talked to him and he said we'd spend more than that foreclosing. Rehashed the conversation from the last meeting.
  - John's contact with people not in good standing was effective.
  - No further action to be taken on foreclosing.

- Road Repair & Maintenance
  - Finalized the date for having Crisp repair the road down below Dafoes' and above the gate. Week of 10/26.
  - Did we also receive an estimate for the section of road between the two waterfalls? No but will require focus at some point.
  - Did we authorize him to fill the cracks as we do annually? Yes.

- Signs
  - Repainting & repairing entrance sign at the gate. Rob received go-ahead. Status? Will be done by Thanksgiving.
  - David purchased and installed the new signs for Timberwood Drive. Any feedback or comments on them? David relocated one due to feedback. Other than that, they seem to be fine.

- New Construction
  - Lot 12 (Rickers) – A pro-rated water fee for July-Dec will be included in their 2016 invoice.
  - Lot 26A (Smiths) – ETC Spring 2016

- Annual meeting
  - To be held 10/17/15.
  - Blue Mountain Coffee & Grill private dining room is reserved from 11-3.
  - Notices for meeting, proxy forms, and the President's letter were mailed September 15th.
  - 3 year Director position cannot be eliminated without a modification to the By-Laws.

- Security / Gate / Camera
  - New gate contact
  - New gate codes will be effective 1/1/16 and will be printed on 2016 invoices

New Business

- Annual meeting
  - Review agenda. Any last minute updates? None.
  - Tally proxies.

- Discuss reducing the number of Board meetings to 3 vs. current 4. John will bring up an annual meeting.

- John motioned to reduce # directors from 3 to 1 and have it be a 2 year position. All voted yes. He will bring up at the annual meeting.

- Discuss addition of water storage/pumping tank at well #5.
  - Had an estimate back in March to put a tank up on the hill so pump isn't working as hard. Lisa & David talked about a one-time assessment of $450 for the homeowners on Well #5. 1200ft deep well. Location of tank c/b in the front of the Rogers and we would need their permission to put it there.
  - Capacity of pump is 5GPM
  - Well capacity is 800 gallons. Recovery time of well to fill back up once the well goes "dry" is takes 25 minutes to recover.
  - Motion by Margaret to meet with Wilson, sub-committee to bring recommendation to board. All voted yes.

- Misc
  - Increasing insurance – We will keep the current coverage. There is no need to increase it.
  - Discussed possible Board members for 2016
  - John will talk to Brian Smith, Jim Ricker, and the Caminettis about their contractors.

- Motion to adjourn: Lisa
  Second: Andy
  Meeting adjourned at 12:23pm.

Next meeting will be the Annual Meeting immediately following this board meeting on 10/17/15.