timberwood mountain estates
property owners association, inc.

1 Timberwood Drive
Marble, NC 28905
WEB: http://tmepoa.com E-mail: info@tmepoa.com

2015 TMEPOA Annual meeting

Date: October 17, 2015
Time: 1:00 PM
Where: Blue Mountain Coffee & Grill, 30 NC Highway 141, Murphy, NC 28906

Agenda:

Meeting was called to order @ 1:02

1) Adoption of 2014 Annual Meeting minutes as published.
   Posted on web site: http://tmepoa.com/files/2014_Annual_Meeting_minutes.pdf
   Motion to accept: Steve Lietz
   Second: Nancy Ricker
   Unanimously accepted? Yes

2) President's Report
   John's report was distributed with the annual meeting notice.
   John noted that the casino is now open.
   Discussion at the annual meeting centered around work to be done on Timberwood above Hawkeye and above the gate (John had drawings). There will be delays and we are communicating it'll be closed via the web site. The estimate is $23,000 which is lower than previously received.

   Further discussion involved the gate. We have a new company to support it. One homeowner requested that the pavement at the keypad be extended. This is not in the current budget and we discussed having remotes as they work when the codes change (which they are scheduled to do on 1/1/16). Here is the link to a site that has the kind that work with our gate. You set the dip switches and once done, they do not need to be changed. Contact a member of the Board for assistance if you need help. Andy will post a link to the remote openers on the web site. http://store.garagedoorsupplyco.com/Multi-Code-3089-One-Button-Remote-300-MHz-Part-308911_p_835.html

   Effective 1/1/16 there will be new gate codes and they will be printed on 2016 invoices that go out at the end of October.

   Discussed trees around the gate that need to come down.

   There are new permanent residents coming on Hawkeye Trail sometime in the next few months.

3) Treasurer's Report

Lisa printed the report for everyone. Here are the highlights.

TIMBERWOOD MOUNTAIN ESTATES PROPERTY OWNERS ASSOC.

TREASURER'S REPORT

JAN 1, 2015 THROUGH SEPTEMBER 30, 2015

CHECKING ACCOUNT	
Beginning Balance (1/1/15)	24,373.01
Deposits/Credits	24,675.00
Checks/Withdrawals/Debits	(21,899.33)
Transfer to Savings (1/21/15)	(5,264.24)
Ending Balance (9/30/15)	21,884.44
SAVINGS ACCOUNT	
Beginning Balance (1/1/15)	28,236.83
Deposits/Credits	0.00
Withdrawals/Debits/serv.Chg	0.00
Interest	7.43
Transfer from Checking (1/21/15)	5,264.24
Ending Balance (9/30/15)	33,508.50
TOTAL CASH ON HAND 9/30/15	55,392.94

Motion to accept: Jim Ricker
Second: Sharon Crown
Unanimously accepted? Yes

4) Secretary's Report

BOD Meetings were held quarterly on Jan 17, April 18, August 8, and Oct. 17, 2015. Minutes are posted on the website for the first three meetings. Minutes from today's meeting will be posted.

Second Invoices were mailed April 12 with 15% late fee added to the original amount due. Notices of Liens were not filed this year. Instead, the President contacted each delinquent lot owner to find out their payment intentions.

2015 Annual Meeting Notice, Proxy form, and Newsletter were mailed on September 15, 2015, and were posted on the website.

Invoices for 2016 annual fees will be mailed at the end of October 2015 and will be due January 1, 2016. New fees will be assessed in compliance with NC law (max of 10% or $20/mo whichever is greater).

BOD has 15 proxies for today's meeting from absentee property owners and those lots whose fees are not paid current and therefore revert to the BOD per TMEPOA By-laws. There are 22 lots represented in person at today's meeting.

Motion to accept: David Crown
Second: John Leder
Unanimously accepted? Yes

Addendum: 23 lots were represented at the meeting per sign-in sheet. See below.

5) Pre-election discussion.

Number of Board meetings: There was a recommendation by John to reduce the number of meetings from 4 to 3. At the end of a brief discussion the Board was asked if they thought three meetings were sufficient and the Board responded yes.

Motion to accept – Andy Rancourt
Second – Kristin Occhiogrosso
Unanimously approved? Yes

Note: Bylaws and covenants must be changed before this is official.

Number of Board members: There was a second discussion and recommendation by John to reduce the number of Board members from 7 to 5 and do that by reducing the # of Directors from 3 to 1. Jim Murphy expressed concern about not having enough Board members around during the winter. Vinnie asked that if it doesn't work out, could it be changed back next year. The answer to that is yes. The one-year and three-year Director positions will be eliminated.

Motion to accept: Jim Murphy
Second: Jim Ricker
Unanimously approved? Yes

Note: Bylaws and covenants must be changed before this is official.

5) Expiration of Term for the following board members:

- President, Vice President, Treasurer, Secretary, 2 Directors
  (John Leder, David Crown, Lisa Lietz, Margaret Rancourt, Andy Rancourt, Sarah Mills)
- The following are the remaining board members and their changes:
  - 3-year director has served one year and is now the 2-year director (Jim Dafoe).

6) Nomination and election of new board members:

- President
  John Leder nominated by Sharon Crown
  Seconded: Lisa Lietz
  Unanimously approved? Yes
- Vice President
  Brian Smith was nominated by John Leder. Brian declined.
  Vinnie Occhiogrosso was nominated by John Leder
  Second: Rich Huovinen (?)
  Unanimously approved? Yes
- Treasurer
  Lisa Lietz was nominated by Margaret Rancourt
  Second: John Leder
  Unanimously approved? Yes
- Secretary

Jennifer Murphy was nominated by Vinnie Occhiogrosso
Second: Nancy Ricker
Unanimously approved? Yes

6) Discussion, presentation and adoption of the 2016 Budget
    a. Talked about average cost of maintaining the roads vs. large investments. The next area of focus will be the area below the Wiggins' house where a new spring has cropped up and is damaging the road. Every year as normal maintenance we have the cracks in the road filled and this is a preventive step.
    b. Motion to accept: Sharon Crown
    c. Second: Kristin Occhiogrosso
    d. Unanimously accepted? Yes

7) Old Business:
    a. Has been covered above

8) New Business

John asked Jeff House of Timberwood Development Corp (TDC) about the commitments made and will we see any water & power to the end of Timberwood Dr. Jeff said they sold Lot #60 last year but there's still a cash flow problem. Gary Demchik asked Jeff House how much it would cost to have Duke Power bring in power. Jeff will get updated quote and send it to John but it's probably around $60k to do that. Things have changed a lot since those properties were sold. TDC used to be approved installers but now Duke requires that they (Duke) do the trenching. Water goes in after power. Probably costs $7-8k to get the water set up. This is at no cost to the lot owners except where it crosses one's property. Jeff brings it to the property; property owner is responsible to bring it onto their own property.

The orange cable that's up there is phone conduit, not power.

Gary asked about septic permits and if there were issues with them. Per Jeff, the max time on the permits was five years but it was changed to nine. After that property owner needs to reapply at his/her expense.

<Discussion suspended in order to allow the Rangers to present.>

9) New Business:

Fire Prevention & Safety: Guests Mr. Robert Ray and Mr. Charles Choplin of the North Carolina Forest Service gave a presentation on the risks and challenges of the neighborhood and what we can do to mitigate them. We learned how exceptionally fortunate we were on the day of the fire at the base of the mountain. Because of other fires, the helicopter was in the area and could help put out that fire. They brought handouts and mentioned a free program where they will come out and assess your property risk and make recommendations. POA discussed forming a sub-committee to look at options for emergency egress. Their presentation lasted for 45 minutes.

10) Open floor questions and/or discussions.
    a. Andy presented his volunteer sign-up sheet and asked people to sign-up for committees. Andy manages the web site and the security camera. We need volunteers for other things.
    b. Mrs. Hossien asked about when the road to her lot would be finished. Jeff said water & power first. John said we're maintaining the road with gravel now.

c. Lauri Martin asked about guardrails. Jeff responded that when they made those commitments it was a totally different market. He wants to do the right thing when the cash is available. Jeff said water & power are his priority. Paving and guardrails are off the table. He stated it's an issue between those property owners and the developer, not a matter for the Board to involve itself in.
d. Jim Murphy asked about establishing a call list for full time residents for the well and the gate especially during the winter. John responded that we need designated people so John feels he's addressed it. Jim says he needs a list. Per Jennifer, we need transparency. There's no welcome committee; put some of these things on the web site. New residents don't know whom to call. Discussion of how much a resident can do vs. when to call the well company. Default is to call John.
e. Vinnie brought up the possibility about changing the date of the annual meeting to the 4th Saturday.
   Vinnie motioned to make the meeting the 4th Saturday of October
   Second: Lisa
   Unanimously approved? Yes

   Note: Bylaws and covenants must be changed before this is official.

f. Nancy Ricker asked for the Board to communicate the committees before 1/1, a list of people to call (water, gate, and road). Lauri Martin also asked about a map or something about which well each house is on.
g. Lauri said we need more post office boxes. Vinnie has to go over to the Post Office so he will find out when he goes.
h. Nancy Ricker – No owner directory is available. Lisa will put it together. Could also send out w/invoices.
   Addendum: Margaret created a list and sent it out for feedback. Needs to be distributed to property owners.

David Crown motioned to adjourn the meeting at 3:23pm.
Second: Margaret Rancourt
Unanimously approved? Yes

23 LOTS REPRESENTED

2015 TMEPOA Annual Meeting
Sign-in sheet

Name	Lot #
JOHN LEDER	~~24~~ 23
Andy + MARGARET RANCOURT	40
LISA Lietz	27
DAVID CROWN	31 & 32
Jennifer & Jim Murphy	26
James & Nancy Ricker	12
RICH HUOVINEN	56
MOSTA HOSSAIN / ZUPARDA	50
BRIAN Smith	26
JEFF HOUSE TIMBERWOOD	14, 18, 37, 43, 44, 45, 55, 57
Steve Lietz	27
GARY DEMCHIK	52
Ken & Faye Ainsworth	33
Bill Adams Lauri Martin	25
Vinnie & Kristin Occhiogrosso	34