

Timberwood Mountain Estates Property Owners Association, Inc. (TMEPOA, Inc.)
1 Timberwood Drive, Marble, NC 28905

Board of Directors Meeting – Agenda/ Minutes
July 02, 2016

In attendance: John Leder, Lisa Lietz, Vinnie Occhiogrosso

Guests: None

Meeting Location: Lisa Lietz's residence

ABSENT: Jim Dafoe, Jennifer Murphy

Recording Secretary: Vinnie Occhiogrosso, VP

Meeting was called to order at 9:03 a.m.

Board Issue:

As it happens Jennifer Murphy, current Secretary, and her husband sold their house and moved back to Florida. Jennifer is serving out her term in absentia. She will be signing all outstanding documents she is or was part of under her tenure.

Jim Dafoe could not make it as he was just returning from abroad.

The remaining board members, upon motion made by John Leder and seconded by Lisa Lietz, decided to continue this meeting and the last annual Board meeting to be held on October 22, 2016 without replacing the vacated position(s) as the Board maintains a quorum of 3 officers of the required 5 person standing Board .

Treasurer's report

FINANCIAL SUMMARY	2016 TODATE
Operating Income (includes pay in 2015 for 2016	\$39,380.00
Expenses	-\$33,973.00
Net Surplus	\$6,417.00

Expenses in 2016 for road work and
water wells

\$ 5,900.00 Waldrup	
\$ 3,053.00 Crisp Paving	
\$13,300.00 Crisp Paving	
\$ 4,709.31 Wilson Wells	
\$ 2,600.00 Rob Ranslow	
Net with Road and Water Systems	-\$29,562.31

Checking Balance	\$10,898.51
Savings Balance	<u>\$33,516.02</u>
	\$44,414.53

On-Going Business:

- **Pursuit of Association fee from non-paying lot owners**
- A list of lot owners the Association has filed Liens against has been sent to the Treasurer for review. Liens will not be filed against those making partial payments.
- There are currently 7 lot owners who have not paid anything this year. Lisa will update the late fee calculation and letters will be sent to them immediately. The letters often bring them to action to pay. One homeowner has a payment extension to March 1. We have not received payment yet.
- Timberwood Development has 6 lots they owe fees on. Timberwood Development has combined lots 6-7 into one lot without notification to any board member . Liens will be filed for amounts owing.
- Since it is necessary to file new liens, John Leder, Lisa Lietz and Sharon Crown will attempt to file the liens with the county clerk (if they are able to do so) between now and the next meeting.
- Lisa sent second late over-due notices to all non-paying member including Timberwood Development requesting their full amount plus late fees (\$2,400). After that, liens will be filed. These were re-sent in order to generate "proof of delivery" in accordance with NC law.

NEW BUSINESS

- The development of the new and improved Timberwood Mountain Estates internet site is well underway.
- Work orders for road repair work have been issued for repairs needed on Timberwood Drive and re-grading of Hawkeye Road.
- The 2016 Annual Membership meeting location has been finalized is set for October 22, 2016 at 1:00 PM at the Peachtree Community Center, 125 Memory Lane, Murphy, NC 28906 in Peachtree. Meeting deposits have been made. Catering of snacks and drinks are being discussed.

Next meeting will be held Saturday, October 22, 2016 at 9:30 am at Lisa Lietz's residence.

Motion to adjourn was made by: Vinnie Occhiogrosso

This motion was seconded by: Lisa Lietz

With a 3 yes-vote the meeting was adjourned at 11:00 a.m. July 2, 2016