

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

Board of Directors Meeting – Agenda/ Minutes
October 22, 2016

In attendance: John Leder, Lisa Lietz, Vinnie Occhiogrosso (BY PHONE)

Guests: None

Meeting Location: Lisa Lietz's residence

ABSENT: Jim Dafoe, Jennifer Murphy

Recording Secretary: Vinnie Occhiogrosso, VP

Meeting was called to order at 9:10 a.m.

Board Issue: Missing Board Member status unchanged. With 3 of 5 board members present a quorum exists to move ahead with today's meeting.

Treasurer's report

FINANCIAL SUMMARY	2016 TODATE
Operating Income (includes deposits paid in 2015 for 2016	\$41,875.00
Expenses	-\$44,237.00
Net Surplus (LOSS)	-\$2,362.00
Checking Balance	\$ 3,229.56
Savings Balance	<u>\$33,518.00</u>
Total Cash On Hand	\$36,747.56 =====

On-Going Business:

- **Pursuit of Association fee from non-paying lot owners**
- Liens have been prepared and will be filed this week. There are currently 7 lot owners who have not paid anything this year. Timberwood Development has 4 lots they owe fees on. Lines will be filed this week.

NEW BUSINESS

- WELL #6: Plans are well underway to have Well #6 up and running some time this year. The

Zieglers are moving ahead with house plans, running water and power lines from Well #6 location to their new home site area.

- During the preparation of the official Annual Membership Meeting notifications it was discovered that approx. 4-6 lot numbers on top of the mountain are either missing or their status has changed on the County's GIS system. John Leder has made a note to discuss this with the developer if he attends the meeting later in the day.
- John Leder reported that many of the real estate agents and closing attorneys are not paying attention to the current CCR's as filed with the County and closing on properties using the wrong CCRs. Everyone needs to make an effort to communicate with real estate agents to and closing attorneys to make sure any and all offers and/or title transfers include the correct CCRs. A current copy is on our website and can be down loaded.
- The

Next meeting will be held on a date TBD by the new Board for 2017.

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. October 22, 2016