timberwood mountain estates
property owners association, inc.

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Marble, October 25, 2016

Meeting Minutes of the 2016 Annual Membership meeting

To All Members/Owners

In compliance with the Association's by-laws of the corporation, the Board of Directors hereby provides the following minutes of the 2016 Annual Membership Meeting. Recorded by: Margaret Rancourt.

Date: **October 22, 2016**

Time: 1:00 PM

Where: **PEACHTREE COMMUNITY CENTER**
125 Memory Lane (end of the lane)
Murphy, NC 28906.

Attendance:

22 Lots attended in person. 12 Lots were represented by proxies. A total of 25 Lots were present.

Recording Secretary: Margaret Rancourt

Agenda:

1) Adoption of 2015 owners meeting minutes. A copy of the 2015 meeting minutes are posted on our website.

   Discussion: none
   Motion to accept: Charles Larsen
   Second: Margaret
   Unanimously accepted? yes

2) President's Report
   Discussion: lost 3 officers (Murphy, Dafoe, Vinnie O); property turnovers (Eastons, Zieglers). Lot 5b sold. In January of 2015 the NC Dept. of Health changed its rules regarding the transfer of septic permits as part of any land sales deals. Hence forth the existing, even if valid and non expired permits can not be transferred to the new land owners. The new land owners will have to apply for their new permit. The Board is trying to establish that if the current land owner has a valid permit for X- number of bed rooms that the new owner can be assured a like permit when he/she applies for it.

   For more information visit: http://www.cherokeecounty-nc.gov/index.aspx?page=103

   This was rescinded 3 weeks ago per Jeff House, Developer. Please verify the current status your selves.

   Ongoing maintenance challenges due to bankruptcies and foreclosures. Big thing this year was due to the increase in permanent residents. Power bills increased. Talked about the new pump station for Well #5. The separation has made a big difference. Well #5 has notifications in place. Well #2 has 13 people permanently on it. Will discuss Well #2 further under New Business.

3) Secretary's Report (Stand in: John Leder)

Discussion: Have not filed any liens this year. Hope to get that done next week. Sharon asked if we no longer have to file every year? Lisa said no, based on research of NC law.

4) Treasurer's Report (Lisa Lietz)

Discussion: Have some owners who are habitually delinquent. TDC owes on a few lots too. Have not dipped into reserves yet but might need to before the end of the year. Holding steady because of the 2 big projects (well and road repair) which were one-time expenses. See detailed report.

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	$33,518.00
Total Cash On Hand	**$36,747.56**
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5) Adoption of the Treasurer's report. (See above)
Motion to accept: John Leder
Second: Lauri Martin
Unanimously accepted? Yes

6) Expiration of Term for the following board members

President	John Leder
Vice President	Vinnie Occhiogrosso
Treasurer	Lisa Lietz
Secretary	Jennifer Murphy
Director	Jim DaFoe

7) The following are the current remaining board members and their changes:

John Leder, Vinnie Occhiogrosso, and Lisa Lietz.

Jim Dafoe & Jennifer Murphy have resigned as they have sold their houses.

8) Nomination and election of new board members:

President	Sharon Crown nominated; Charles Larsen seconded. JOHN LEDER
Vice President	Lauri nominated; Lisa Lietz seconded. CHARLES LARSEN
Treasurer	David Crown nominated; Margaret Rancourt seconded; LISA LIETZ
Secretary	Steve L nominated; Rod Fortney(?) seconded. BRIAN SMITH
3-year Director	Sharon Crown nominated; Charles Larsen seconded; NANCY RICKER

9) Discussion, presentation and adoption of the 2017 Budget.

Discussion: Long discussion focused on the proposed increases and wells.
Motion to accept INCREASED fees: Charles Larsen, Second: Andy Rancourt
Majority (20 lots) accepted; Jeff House opposed (5 lots)

10) Old Business:

a) Gate Security and access control. There has been a significant increase of traffic on the mountain and not all due to legitimate access. The board sees itself recommending more frequent gate access codes changes and even a change in gate opener switch settings in an effort to curb the dubious access. Some board members are looking into the replacement of the 15 year old system with a web based digital access tracking system.

Discussion: Expecting control system to quit sometime soon. Consider making key pad easier to reach and extending pavement. We need to change the gate code more frequently. The gate code is published on MLS listings. Cannot track by code. Brief discussion about adding another camera right at the gate. One owner had requested via proxy that we leave the gate open during the day and everyone present objected to that. Motion was made by Andy Rancourt to change codes semi-annually; Charles Larsen seconded. Motion was unanimously approved.

11) New Business:

i) On-going maintenance challenges and increasing costs. Past 2 years has seen a merger of 6 lots in to 3 lots due to NC Health Dept. regulations on septic permits. This has decreased the annual HOA income by (3x $600) $1,800. More mergers are in sight as the real estate market on the mountain sees increased trades. It is foreseeable for the Board to recommend an increase the annual HOA fees to make up for these losses and increased maintenance costs. Lisa Lietz presented the board's recommendation to increase the HOA fees from $600.00 to $650 per year and for water maintenance for homes from an annual cost of $300.00 to $400.00.

Motion was made to accept the new fees by John Rogers, seconded by Steve Lietz. The motion carried with a vote of 25 lots to 5 lots.

ii) As part of the increased presence of permanent residences and new construction the water system for well #5 was the first that had to be expanded. In an extra ordinary meeting of the BOD in November of 2015 the board approved the construction of an additional water tank and pumping system in order to reduce the high cycle rate of well #5 that caused many pipe breaks from 2014 through 2015. This construction was completed in March of 2016. The system has been re-configured from its original 300 PSI to 60 PSI output with a new intermediate pumping system (Pump Station 5B) being introduced.

The board is asking the membership to accept the costs for this expansion of the infrastructure to be funded from the general fund. If not approved other special measures will need to take place.

As part of the sale of lots 41 and 42 it looks like well #6 will come on line sometime in the near future, to be installed by the developer Timberwood Development Corp.

At this point the board is planning to add a well failure notification system at minimum and a secondary water storage system for well system #2 as there are now 4 permanent residences on that system with no means of instant notices of failures or reserves. The Board would like to take this opportunity to remind all existing homes that do not have their own water storage and pressurization system to do so. The covenants & restrictions already mandate without fail for any new construction to include such systems.

Discussion: Well 5 is precedent-setting. If people don't want it to come from general funds, then we'll have to figure out how to handle. Jon Rogers "all for one and one for all".

Doug Easton moved to fund the costs from general fund; Andy Rancourt seconded; the motion was unanimously approved.

iii) Open floor questions and/or discussions.

- Thank you for decorating the gate (Lauri Martin did it).
- The one traveling uphill is the one who has the right of way.
- Andy recommended increasing the cap of board spending from $5k to $10k (w/out POA approval).

  Fortney Rodrick motioned to increase; Jim Ricker seconded. The motion carried unanimously. Approved.

Doug Easton asked if we were looking at upgrading the gate. Charles volunteered to do the research on it.

Andy acknowledged that Jeff House is in the process of fulfilling his promise of bringing Well #6 online.

Bill Adams raised question on why someone put bleach in the well. Caused laundry and other issues for a week. John Leder explained that bleaching of wells is a rare occurrence during the administration of a well test as part of closing procedures of homes sales. John said he will raise it with the Well Company to notify owners of upcoming well tests when homes go to contract?

Nancy Ricker proposed establishing directory for the development. She handed out forms for people to fill in.

Last item – John brought up the Days & how they heat with wood. Asked for donations to get them a truckload of wood ($300). Through the generosity of our neighbors, we raised $315! THANK YOU to everyone!

12) Adjourned Meeting @ 3:11pm

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