

timberwood mountain estates property owners association, inc.

**1 Timberwood Drive
Marble, NC 28905**

WEB: <http://tmepoa.com> E-mail: info@tmepoa.com

Marble, September 16, 2016

Official Notification of the 2016 Annual Membership meeting

Timberwood Mountain Estates Property Owners Association, Inc.

To All Members/Owners

In compliance with the Association's by-laws of the corporation, the Board of Directors hereby serves a minimum of 30 days notice and extends its invitation to ALL property owners of record to the Timberwood Mountain Estates Property Owners Association, Inc.'s 2016 Annual Membership Meeting to be held on:

Date: **October 22, 2016**

Time: 1:00 PM

Where: **PEACHTREE COMMUNITY CENTER**
125 Memory Lane (end of the lane)
Murphy, NC 28906.
Phone: 828- 837-4199 or 828-361-1010

Agenda:

- 1) Adoption of 2015 owners meeting minutes. A copy of the 2015 meeting minutes are posted on our website.
- 2) President's Report
- 3) Secretary's Report (Stand in: Vinnie Occhiogrosso)
- 4) Treasurer's Report
- 5) Adoption of the Treasurer's report.
- 6) Expiration of Term for the following board members

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

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

John Leder, Vinnie and Lisa Lietz.

Jim Dafoe has resigned his post as they can no longer travel here and have their house up for sale.

Jennifer Murphy has resigned as they have sold their house and moved back to Florida.

8) Nomination and election of new board members:

President	_____
Vice President	_____
Treasurer	_____
Secretary	_____
3-year Director	_____

TWO of the current board members have indicated a willingness to serve another term except for:

Jim Dafoe (they have moved out and their house is up for sale), and,
Jennifer Murphy (they have sold their house and have moved to Florida), and
Vinnie Occhiogrosso.

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

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.

11) New Business:

- i) Presentation of the board's vote to the members on changes to the late fees and filing of liens as unanimously adopted by the Board (see BOD July 30, 2016 meeting minutes on our website):
<http://www.tnepoa.com>
- ii) On-going maintenance challenges and increasing costs. Past 2 years has seen a merger of 6 lots into 3 lots due to NC Health Dept. regulations on septic permits. This has decreased the annual HOA income by (3x \$600) \$1,800. More merges 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.
- iii) 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.

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.

- iv) 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.

IT IS VITAL THAT ALL OWNERS OF PROPERTIES FOR SALE MAKE THIS DISCLOSURE TO POTENTIAL BUYERS!!!!

For more information visit: <http://www.cherokee-county-nc.gov/index.aspx?page=103>

- v) Open floor questions and/or discussions.

12) Adjourn Meeting

IMPORTANT NOTE:

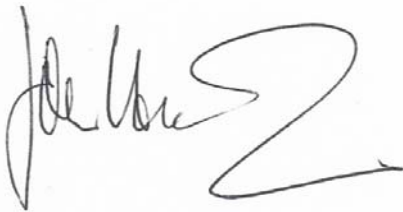
If you cannot attend in person the Board urges ALL those members in good standing to send their proxy vote by e-mail or by US Postal service to insure your vote on all matters at the 2016 annual meeting. Please use the attached proxy vote form for this purpose.

IMPORTANT NOTE:

As reminder, the votes of ALL those members that **ARE NOT in Good Standing** will revert to the Board. Members that ARE NOT in good standing are those members who have not paid their dues and/or assessments for the year 2016 (due by January 31, 2016) and earlier year(s) or that are not current.

Those members on a current payment or service plan as of this date ARE Members IN GOOD STANDING with full membership privileges.

For the Board of Directors,

A handwritten signature in black ink, appearing to read 'John Leder', written over a horizontal line.

John Leder, President