

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

Board of Directors Meeting Minutes
March 11, 2017

In attendance:

John Leder, President
Charles Larsen, Vice President
Lisa Lietz, Treasurer
Brian Smith, Secretary
Nancy Ricker, Director

Guests: Carmen Larsen, Jim Ricker

Meeting Location: John Leder – TME Residence

ABSENT: N/A

Recording Secretary: Brian E. Smith

Meeting was called to order at 10:00 a.m.

Board Issues: None. All Board Members present for meeting.

Treasurer's report:

FINANCIAL SUMMARY	2016
Bank balance as of 12/31/16	
Operating	\$11,314
Reserve	\$32,524
Total	\$43,838
Operating Income	\$41,170
(Includes deposits paid in 2016 for 2017)	
Expenses	\$51,359
Additional expenses decided	
In 2015 for 2016 budget	
(Major road and well projects \$21,732)	
Net Total (Loss)	-\$10,189

Motion was made by John Leder to close out books for 2016.
Brian Smith second the motion.
Motion carried with unanimous vote.

Current Balance:
Checking account end of Feb 2017: \$30919
Saving account end of Feb 2017: \$32516
Total \$63436

On-Going Business:

Pursuit of Association fees from non-paying lot owners

1. Five lots by Timberwood Development Corporation plus 4 bank owned properties are delinquent in payments to a total of \$8,450.
2. Five other individual property owners continue to be several years delinquent in payments.
3. Property liens normally are filed with Cherokee County 30 days past served late notices (mid-March).
4. Liens filed to-date with Cherokee County are approximate \$10,300 owed to TMEPOA, Inc.

New Business:

- Many property owners have expressed difficulty reaching the main gate keypad from their car. John Leder will work with a local contractor to extend the steel arm further out to make the keypad more accessible from within the vehicle.
- There have been challenges with the main gate operation. Charles Larsen will be researching the possible upgrading or complete replacement of the current main gate system. This is an ongoing evaluation.
- Per the Marble Postmaster the existing pedestal mailbox station outside the main gate has 3 vacant boxes. Margaret Rancourt provided the Board with information on a new pedestal mailbox station which would sit next to the current unit. This will provide another 16 mailboxes plus 2 large package boxes. In addition to supporting 16 more property lots, the additional two large package boxes would support all mailbox users, thus reducing the number of trips to Marble Post Office to retrieve packages. The cost is \$1475 for the pedestal mailboxes with a small additional cost to pour a concrete pad to mount the unit. Once the Marble Postmaster alerts the Board that all existing boxes are being used, we will move forward with purchase and installation of the new mailbox unit.
- During the takeover by the Association from the Developer, Jeff House stated that Hawkeye Trail Road was never planned to be paved. In order to get an informational view of costs the Board asked Crisp Asphalt Paving Corporation to provide their price for partial paving of Hawkeye up to Well 3 only. Total cost would be \$27,900.00 to the Association. Further assessment would need to be made by the Association since this expenditure would be outside monies collected for property dues.
- Ziegler's house construction on lot 42 has started, with work installing their septic tank system. Lot 42 is also now attached to new Well 6 - currently they are the only lot using this Well. Possible water being installed to Lot 41, also owned by the Ziegler's, will need to be worked out between Jeff House (the developer) and Ziegler's to have water run to that lot from Well 6.
- TME roads are in relative good shape. Crisp Asphalt Paving recently patched all cracks on Timberwood Drive which should carry us for another year. Some patch work will be needed on Timberwood drive starting at pump station 5B towards the end of pavement on the ridge due to previous water line repairs. During installation of Well 6, the power company disrupted this section of the road so it needs gravel to cover soft areas. Nancy Ricker will be working with Crisp Paving and Rob Ranslow to correct those road issues in the next few months.
- March begins normal contracted road maintenance. Rob Ranslow will begin cleaning ALL road culverts along with removing fallen rock on drain area's to insure proper water flow.
- TME water wells and pumping stations are all currently functioning properly. There was an under road water line break 25ft below pumping station 5B in February which was corrected by Wilson Well Company. Also, with the addition of Well 6 along with increased subdivision water usage there is additional cost of \$785 from Duke Power. Well and pumping station water filters are due for replacement. Jim Ricker is in the process of purchasing and replacing all water filters in the subdivision.
- The Board discussed Health Department Septic Tank Approval. There have been recent requests for prospective property owners to combine multiple lots into one, and request the Association to allow them to pay only one property maintenance fee. The Board reaffirms each lot shall constitute membership in the Association and must follow requirements as stated in the Bylaws and Covenants & Restrictions. The property owner or prospective owner must work with Cherokee Health Department to assess each lot for a septic tank system permit. If the property is refused for a septic system then owner or prospective owner must discuss the issue with the entity from which they purchase the property. In Board conversations with the Cherokee Health Department to-date there has been no refusal for a septic permit for any Timberwood Mountain Estate property owner. Each lot is required by both TMEPOA and Cherokee Health Department to go through their approval, installation, and certification process.

- At the request of the Board - Charles Larsen has contacted the Law Firm of Bata and Mello, P.A. to start discussion and cost of reviewing Association Articles of Incorporation, Bylaws, and Covenants, Conditions and Restrictions (CCR's). Charles provided information to the Board of his initial discussion then was given the go ahead to retain the law firm to review the Articles of Incorporation and Bylaws at a cost of \$900. Concerning CCR's, the Board believes there needs further clarification by the attorney so the Board can make the appropriate changes to the document if needed. Board members will setup a separate meeting with Bata and Mello to have further discussion concerning CCR's, their current status, along with possible revisions that can be made.

Motion made by John Leder for Articles of Incorporation and Bylaws to be reviewed by the Law Firm of Bata and Mello, P.A. for \$900.

Charles Larsen second the motion.

Motion carried with unanimous vote.

Next meeting will be held on July 1st @ Charles Larsen residence.

Last Board meeting October 27th location to be determined

Annual TMEPOA Meeting October 28, 2017

Motion to adjourn was made by: Charles Larsen

Motion was second by: John Leder

Motion carried with unanimous vote.

Meeting was adjourned at 12:30 p.m. March 11, 2017

Duly Recorded by:

Brian Smith, Secretary TMEPOA, Inc