



**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, 2017

Official Notification of the 2017 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 28, 2017**

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 2016 owners meeting minutes. A copy of the 2016 meeting minutes are posted on our website.
- 2) President's Report
- 3) Secretary's Report
- 4) Treasurer's Report
- 5) Adoption of the Treasurer's report.
- 6) Expiration of Term for the following board members

John Leder
Charles Larsen
Lisa Lietz
Brian Smith
Nancy Ricker

- 7) New By-Laws and their changes along with the new Articles of Incorporation

Introduction of the New Articles of Incorporation and reasons for them there of.
Introduction of the new By-Laws adopted in the July Meeting and signed off on October 27, 2017
Explanation of why the election of officers is no longer needed. Board elects officers.

Terms of Board members explained

8) Nomination and election of new board members:

9) Discussion, presentation and adoption of the 2018 Budget.

10) Old Business:

- a) Gate Security and access control. As discussed during the last Annual Meeting 2016 the gate code has been changed on January 1 2017 and August 1, 2017. A new Gate code will again be issued with the invoices for the 2018 dues and will be effective January 1, 2018.

11) New Business:

- i) Don and Doris Ziegler have completed their new home on Lot #42. The developer has installed Well #6 and it is up and running and adding expenses to the budget. With that Duke Power has extended electric service to and near Lots 42-44.
- ii) There are now over 10 permanent residences occupying the mountain. The community is growing at a rapid pace with a possible new house in the planning for Lot 5A (New Owners Jeff & XXXXXXXXX)
- iii) A new challenge is facing us on Timberwood Drive below the Wiggins and Larsen Residences where the traffic cone is standing on the downhill side of the road. The board has engaged an engineering firm to guide us again as to what a solution for the deteriorating base condition may be. We may be facing the same requirement of relocating the road closer and into the mountain. This is under close watch.
- iv) As part of Lot owners and House owners who are selling their properties it is vital that they convey to potential buyers the correct and current CCRs as registered with the County and as posted on the website. To many deeds are conveyed incorrect due to the wrong CCRs being passed on. It is the current owners responsibility to reveal and convey to the Real-estate agents and the closing attorneys the current CCRs so that the new properties owners are deeded correctly with the correct CCRs.
- v) At this point the board is still 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 with one other house being used on a regular basis 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 current covenants & restrictions already mandate without fail for any new construction to include such systems.
- vi) 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.cherokeecounty-nc.gov/index.aspx?page=103>

vii) 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 2017 annual meeting. Please use the attached proxy vote form for this purpose.

IMPORTANT NOTE:

As reminder and per the new By-Laws, the votes of ALL those members that **ARE NOT in Good Standing** ***WILL NOT BE COUNTED and will be discarded.*** Members that ARE NOT in good standing are those members who have not paid their dues and/or assessments for the year 2017 (due by January 31, 2017) at all including overdue in 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