

**Timberwood Mountain Estates Property Owners Association, Inc.
(TMEPOA, Inc.)**

1 Timberwood Drive, Marble, NC 28905

**Board of Directors Meeting Minutes
March 10, 2018**

In attendance:

John Leder, President

Lauri Martin, Vice President

Lisa Lietz, Treasurer

Brian Smith, Secretary

Nancy Ricker, Director

Guest: Charles Larsen, Jim Ricker

Meeting Location: Brian Smith – 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	2018
Bank balance as of 2/28/18	
Operating	\$44,804
Reserve	<u>\$28,023</u>
 Total	 \$72,827
 Operating Income	 \$41,650
Expenses	<u>\$(13,213)</u>
 Net Total	 \$28,437

Current Balance:

Checking account end of February 2018:	\$44,804
Saving account end of February 2018:	<u>\$28,023</u>
Total	\$72,827

Pursuit of Association fees from non-paying lot owners:

LIENS ON FILE		
LOT #	BALANCE	FILED
15	\$3,487	June 2013
19	\$4,110	June 2013
20	\$2,600	June 2013
36	\$3,940	June 2013
49	\$6,262	June 2013
TOTAL	\$20,399	

New Business:

- Charles Larsen (Certified Master Gardener) presented a plan to the Board to begin replacing withered plants in front of the main gate area. Charles asked the board for \$500 to begin this process. The Board approved this by unanimous vote. We thank Charles for taking the initiative as a member of our community to improve our appearance.

Motion to accept: Lisa Lietz

Second: Brian Smith

All in favor: Unanimous vote

- Post Master (Connie) at the Marble Post Office has informed the Board there are no longer any mailboxes available for new members. Connie will be providing documentation describing guidelines the Association must follow to add an additional pedestal of mailboxes. Before purchasing additional mailboxes, Lauri Martin will contact current owners to ensure they are still using their mailbox.
- As of this writing, the repair to correct the erosion issue on Timberwood Drive just below Spring Branch Drive has begun. Alford Engineering is working with Cherokee Enterprises, Inc, to repair the eroded slope. They are also installing environmentally safe blanket material to prevent future erosion. Once complete, the surface will be seeded to restore a natural look.
- All other areas of subdivision roads are in good condition, with the exception of Hawkeye Trail leading up to the newly constructed home on lot 7. Once the home construction is complete, and there are no longer large trucks moving across that area on Hawkeye Trail, that area will be graded and fresh gravel laid down.

- All well & pumping stations are in good working order. Filters will be replaced during the normal maintenance schedule. Filter replacement begins in the month of April.
- The Board started discussion on the creation of new Covenants, Conditions & Restrictions (CCRs). As with the By-Laws, this will be a complete rewrite of the document to conform to current state & county regulations. The Association's Law Firm of Horack, Talley will assist in proofing the document to assure it is legally compliant. It is imperative that all Association Members agree with the contents of the new CCR's.
- All Members received the letter from the Association attorney Cynthia Jones concerning the practice of combining lots. Further clarification was requested by two Association Members wanting to combine two adjacent lots into just one. Additional information was provided in the form of an article written by another North Carolina attorney along with a ruling stated by North Carolina Supreme Court concerning this matter.
- In the last annual meeting the Rancourts asked the Board to review the possibility of adding right-of-way signs for motorcycle traffic on subdivision roads. The Board decided at this time not pursue any additional traffic signs. Once additional homes are built increasing subdivision traffic the Board can revisit additional warning signs.
- Due to mechanical failure both main gate operators had to be replaced (cylinders at the base which open & close the gates). Final repair to move the gates off the existing stone columns will be scheduled at a later date.

Next Board meeting will be held: July 7, 2018 @ 10:00am
Meeting Location: TBD

Motion to adjourn was made by: Brian Smith
Motion was seconded by: John Leder
Motion carried with unanimous vote.
Meeting was adjourned at 1:15 pm - March 10, 2018

Duly Recorded by:
Brian Smith, Secretary TMEPOA, Inc.