

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

1 Timberwood Drive, Marble, NC 28905

**Board of Directors Meeting Minutes
July 7, 2018**

In attendance:

John Leder, President

Lauri Martin, Vice President

Lisa Lietz, Treasurer

Brian Smith, Secretary (via phone)

Nancy Ricker, Director

Guest: Jim Ricker

Meeting Location: John Leder – TME Residence

ABSENT: N/A

Recording Secretary: Brian E. Smith

Meeting was called to order at 9:00 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 \$23,849

Reserve \$16,401

Total \$40,250

Operating Income \$46,760

Expenses \$(29,402)

Net Total \$17,358

Current Balance:

Checking account end of July 2018: \$23,849

Saving account end of July 2018: \$16,401

Total: \$40,250

Pursuit of Association fees from non-paying lot owners:

LIENS ON FILE		
LOT #	BALANCE	FILED
6	\$715	2018
14	\$715	2018
15	\$4,219	June 2013
19	\$3,487	June 2013
20	\$2,600	June 2013
36	\$3,082	June 2013
49	\$5,793	June 2013
TOTAL	\$20,611	

New Business:

- The Board is in ongoing discussions concerning foreclosure proceedings against lot owners for failure to pay Association property dues. Most have been delinquent since 2013, with a total of \$20,611 owed the Association.
- Upon review of the video from the 2009 meeting between the developer and the newly created Association (TMEPOA), it was found that all developer rights were not transferred to the Association. Declarant and grantor rights (which the developers still possess) need to be transferred to TMEPOA. The Board has sent a formal request to Timberwood Mountain Development Corporation asking they relinquish all developer rights to Timberwood Mountain Estate Property Owner Association.

- It has been brought to the Board's attention that there are an increasing number of vehicles ignoring the posted subdivision speed signs of 14 mph. We would like to remind everyone that we have adult, children, and animals walking our roads during both day and night. Please instruct your family, visiting guests, and construction workers to adhere to our subdivision speed limit, and use extreme caution when driving around curves. Help us avoid any accidents.
- The Board is moving forward with the purchase of a second mailbox cluster to support additional home owners. The new mailbox cluster will contain 16 mailboxes along with 2 package compartments for all home owners to use. This will alleviate most trips to Marble Post Office to retrieve packages.
- Road erosion repair on Timberwood drive just below the intersection of Spring Branch has been successfully completed. We thank all our members for being patient during this critical time.
- All roads are in good condition except for the worn sections on Hawkeye caused by lot 7 construction traffic. Since construction is almost complete that section will be graveled then graded to return it to an acceptable state.
- All water wells and substations are functioning as expected. Normal filter change was performed back in May and will be replaced again in August.
- Due to costly Timberwood drive erosion repair along with the repair of the main gate closing hardware - gate relocation project has been put on hold. Main gate operators (cylinders at the base which open & close the gates) had to be replaced due to failure but are now performing well. The support columns have also stabilized so we have time to work this project at a later date when financially prudent.

- With the successful rewrite of the Association Bylaw, along with restructuring of the TMEPOA corporation, the Board has started work on replacing the current 2014 Covenants, Conditions, and Restriction (CCR). This will be a complete rewrite of the current version. Since Association members must vote to approval new CCRs, the Board needs the support of property owners to make this a successful project. The Board will be communicating with Association members throughout the process.
- Following the new gate code replacement policy, a communication was sent to all Association members concerning new access codes. Cherokee County emergency services has been notified of the new code so they can easily gain access into the subdivision. As a reminder, gate code changes are made every six months.
- Charles Larsen (Certified Master Gardener) has begun replacing withered plants in front of the main gate area. Charles suggest the existing wooden fence be removed due to age deterioration. No decision has been made as to replacement.

Next Board meeting will be held: October 26, 2018 @ 9:00am
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 12:25 pm – July 7, 2018

Duly Recorded by:

Brian Smith, Secretary TMEPOA, Inc.