

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

1 Timberwood Drive, Marble, NC 28905

**Board of Directors Meeting Minutes
October 26, 2018**

In attendance:

John Leder, President

Lauri Martin, Vice President

Lisa Lietz, Treasurer

Brian Smith, Secretary

Nancy Ricker, Director

Guest: Jim Ricker and Rob Ranslow

Meeting Location: Nancy Ricker – 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 10/25/18

Operating \$21,509

Reserve \$ 2,444

Total \$23,953

Operating Income \$46,760

Expenses ~~\$(31,459)~~

Net Total \$15,301

Current Balance:

Checking account end of Oct 2018: \$21,509

Saving account end of Oct 2018: \$ 2,444

Total: \$23,953

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	\$3,390	June 2013
49	\$6,372	June 2013
TOTAL	\$21,498	

Old Business:

- After construction on Lot 7, multiple loads of gravel have been applied to the section of Hawkeye just below Lot 10. Once the gravel settles an additional 3 to 5 truckloads will be applied to make the final grade sloping back towards the ditch for water control.
- With the exception of gravel maintenance on Hawkeye, multiple inspections of all 3 roads show they are in good condition. Annual crack fills will be performed before the end of the year to prepare for winter.
- An additional filter canister has been added to Well #6 to allow for better filtration. Both filter in canisters have also been replaced with 5-micron filter for increase filtering.
- Well filters have been checked and/or replaced as per the 4-month schedule. All wells are functioning properly.

- As mentioned in previous minutes, both operators which control motion on the main gate had to be replaced due to mechanical failure. This has freed up budget money for much needed road repair. We have time to reschedule this expenditure since we've not seen any further deterioration in the columns.
- The Board has completed installation 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.

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. This subject will be brought to the attention of Association members attending Annual meeting.
- The Board continues pursue the Developer to relinquish Grantor Rights to the Association. A formal letter has been presented requesting these rights be carried over to the Association.
- The Board had extensive discussions concerning rewrite of the current 2014 Covenants, Conditions, & Restrictions (CCR). A draft has been created and will be placed on the Association website for members to review. The Board would ask all members to please participate since the adoption of new CCRs will require we obtain voting approval of 67% of all Lot Owners.
- It continues to be brought to the Board's attention that there are still an increasing number of vehicles ignoring the posted subdivision speed signs of 14 mph. We would again remind all Association member 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. This will also be brought to the floor at the Annual Meeting for discussion.

2019 Projects:

- Approximately every 5 years tree branches need to be trimmed back so they do not encroach roadways and block safety mirrors. Money has been budgeted for all 3 roadways to be cut back and cleared.
- Well #2 is now supporting a larger number of homes. To insure quicker response due to mechanical or electrical failure a notification system will be installed. This will be identical to the email notification successfully being used on Well #5.
- Due to under road main water line breaks over the past few years the road asphalt had to be removed to make repairs then replaced. The Board will hire an asphalt company to repair these patched areas along Timberwood Drive.
- With the assistance from Association Lot Owners the Board will create the final CCR document. Once complete it will be given to the Association attorney to make any legal changes needed before presenting to the Association for final vote.
- The Board would like to thank Charles Larsen (Certified Master Gardener) for his landscape work around the front entrance area. In the future, the Board has decided to help maintain this area with volunteers from the subdivision. Volunteers will gather certain times a year to work on the appearance in this common area.

Next Board meeting will be held: March 9, 2019 @ 9:00am
Meeting Location: TBD

Motion to adjourn was made by: Brian Smith

Motion was seconded by: Lauri Martin

Motion carried with unanimous vote.

Meeting was adjourned at 11:25 am – October 26, 2018

Duly Recorded by:

Brian Smith, Secretary TMEPOA, Inc.