

**timberwood mountain estates
property owners association, inc.**

**1 Timberwood Drive
Marble, NC 28905**

WEB: <http://tmepoa.com> E-mail: info@tmepoa.com

Marble, September 15, 2018

Official Notification of the 2018 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 20 days notice and extends its invitation to ALL property owners of record to the Timberwood Mountain Estates Property Owners Association, Inc.'s 2018 Annual Membership Meeting to be held on:

Date: Saturday October 27, 2017

Time: 9:00 AM to 12:00 PM NOON (TMEPOA is not providing any food or drink)

**Where: MURPHY PUBLIC LIBRARY
9 Blumenthal Street
Murphy, NC 28906.
Phone: 828- 837- 2417**

Agenda:

- 1) Adoption of 2017 owners meeting minutes. A copy of the 2017 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) Discussion, presentation and adoption of the 2018 Budget.
- 7) Old Business:
 - a) Gate Security and access control. In keeping with the membership vote during the 2016 Annual Meeting the gate code has been changed on January 1 2018 and again August 1, 2018. A new Gate code will again be issued with the invoices for the 2019 dues and will be effective January 1, 2019.

8) New Business:

- i) New CCR Development. The board is working on a new set of CCRs. A DRAFT PROGRESS COPY will be available at the meeting to be discussed and expanded on. This is with the TMEPOA becoming the declarant and replacing the developer as the grantor.
 - ii) Owner responsibility of notification of gate codes for delivery services (i.e. UPS, FEDEX, Gas Companies, Power Company)
 - iii) There are now over 10 permanent homeowners occupying the mountain. The community is growing with a possible new house in the planning for Lot 5A and Lot 5B in the near future.
 - 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. Too many deeds are conveyed incorrectly due to the wrong CCRs being passed on. It is the current owner's 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 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 existing permits, regardless if valid or non-expired permits cannot be transferred to the new land owners. The new land owners will have to apply for their new septic permit.
 - vii) **IT IS VITAL THAT ALL OWNERS OF PROPERTIES FOR SALE MAKE THIS DISCLOSURE TO POTENTIAL BUYERS!!!!**
- For more information visit: <http://www.cherokee-county-nc.gov/index.aspx?page=103>
- viii) Open floor questions and/or discussions.

9) Adjourn Meeting

Notes:

[illegible]

IMPORTANT NOTE:

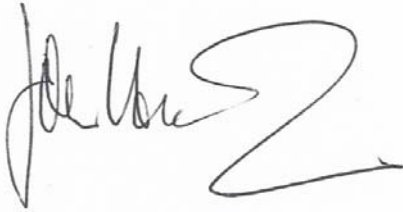
If you cannot attend in person the Board urges ALL those members in good standing to send their proxy vote by e-mail or by US Postal service to insure your vote on all matters at the 2018 Annual Membership Meeting. Please use the attached proxy vote form for this purpose.

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 2018 (due by January 31, 2018) and all members that are overdue in earlier year(s) or that are not current.

Those members currently paying their dues 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