

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

1 Timberwood Drive, Marble, NC 28905

**Board of Directors Meeting Minutes
March 9, 2019**

In attendance:

John Leder, President

Lauri Martin, Vice President

Lisa Lietz, Treasurer – via phone

Brian Smith, Secretary

Nancy Ricker, Director

Guest: Jim Ricker

Meeting Location: John Leder – TME Residence

ABSENT: N/A

Recording Secretary: Brian E. Smith

The Meeting was called to order at 9:00 a.m.

Board Issues: None. All Board Members were present for the meeting.

Treasurer's report:

FINANCIAL SUMMARY	2019
Bank balance as of 3/9/19	
Operating	\$45,517
Reserve	<u>\$ 8,772</u>

Total \$54,289

Operating Income \$36,100
Expenses \$(1,647)

Net Total \$34,453

Current Balance:
Checking account end of March 2019: \$45,517
Saving account end of March 2019: \$ 8,772
Total: \$54,289

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:

- At the Annual Meeting there was discussion on vehicle speeding issues in the crossroads area. The Board decided to install traffic “slow down” signs leading into that section of road. We are asking our neighbors to remind their relatives, visitors, and vendors to maintain safe posted speeds while driving our subdivision roads.
- Multiple lot owners on Hawkeye Trail have complained about vehicles turning around on their property, causing damage. The Board has suggested they install rope (clearly marked) across their driveways. Also, the Board has installed at the entrance of Hawkeye Trail signs that say “No Turn Around” and “Dead End” to help alleviate the problem.
- Due to large amounts of rain Crisp Asphalt Paving was not able to perform our annual road crack fill on Timberwood Drive until March of this year. Finally, the break in the weather has given them the needed time to complete the job.
- At the last annual meeting the Board brought up the issue that Grantor/Declarant Rights were never officially discussed by the Developer during the Association creation meeting in 2009. The Board asked the Association attorney to review any legal filed documents with Cherokee County concerning this matter. She concluded that the Developer never reserved or filed any special rights outside of what is already granted within North Carolina Planned Community Act.
- The Board is still having issues with new Lot Owners not being provided current ByLaws and CCR’s from the real estate agent or closing attorney. In most cases the Board is never contacted to providing current information. In the last Annual meeting Charles Larson suggested a small sign be installed at the front gate stating that we are a Deed Restricted Community, along with a website link to our covenants. The Board will also pursue providing Lot Owner current documentation once we receive contact information for Association property dues.

New Business:

- All roads are in good condition after a mild winter. Additional gravel was applied & graded on Hawkeye after Lot 7 construction. At the same time Spring Branch was also graded smoothing out areas where rain water created ruts. Due to two separate water main breaks on Timberwood drive, asphalt patch work will be needed once the Murphy asphalt plant reopens after being closed for winter. For now gravel is being applied by Rob Ranslow to allow for safe driving until final asphalt can be laid down.
- Wells are performing normally with continued filter changes. As mention previously two major water leak off Well 5 have been repaired by Wilson Well Company. Both seem to have been caused by excessive amounts of rain causing road edge to shift. PVC main water line pipes were stressed due to underground pressure causing breaks.
- Well 5 control equipment had to be repaired due to circuit board failure. To assist in continually supplying water to home owners during an electronic failure John Leder installed a bypass switch so in the future the well pump can be manually turned on&off until circuit boards can be replaced.
- Board discussed clarification of Association responsibility concerning maintaining subdivision wells.
 - Association will provide well water through an existing underground water line to lot owners main shutoff valve at roadside edge.
 - It is Association responsibility to maintain existing underground water lines installed by the Developer from a well to the lot owner's shutoff valve.
 - Any subdivision lot owner which is unable to install a water shutoff valve due to a nonexistent subdivision well water line must contact the Developer to rectify the issue.
 - Repair and maintenance of the underground shutoff value providing water to lots at road side edge is the responsibility of the lot owner. This valve must be kept clean from dirt and debris to allow the Association to troubleshoot water line issues.
 - The Association will maintain well pumping monitoring equipment. Lot owners who are currently on a well with monitoring capability will be provided a cell phone text when water service has been interrupted. When water service has been restored they will receive another text.

- o The Association will replace filters on all wells on a regular basis.
 - o Lot owners have the responsibility to maintain their in-house water storage system, as stated in Covenants along with their own water filtration system as needed.
- The Board discussed the actual physical end of Hawkeye Trail. Since the location is not clearly marked, a surveyor will be hired to identify actual road end then properly marked.
- Board is making final changes to the Covenants, Conditions & Restrictions. Current version is located on the TME website for all Lot Owner to review and make suggestions. After final comments are complete the Association attorney will make all legal changes so Lot Owners can take a final vote for approval.
- Foreclosure discussion continues on lot owners that have not paid Association dues since 2013. Documentation is being gathered for the attorney to start the process.
- The Board continues its request from the Developer subdivision infrastructure documentation concerning the location of main underground water & power lines. This information should have been transferred in 2009 during the Association transfer meeting.

Next Board meeting will be held: July 6, 2019 @ 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 11:40 am – March 9, 2019

Duly Recorded by:

Brian Smith, Secretary TMEPOA, Inc.