

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

1 Timberwood Drive, Marble, NC 28905

**Board of Directors Meeting Minutes  
July 6, 2019**

**In attendance:**

John Leder, President

Lauri Martin, Vice President

Lisa Lietz, Treasurer

Brian Smith, Secretary

Nancy Ricker, Director

**Guest:** None

**Meeting Location:** Lauri Martin – 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         | 2019                         |
| Bank balance as of 7/6/19 |                              |
| Operating                 | \$40,419                     |
| Reserve                   | <u>\$ 6,328</u>              |
| <br>Total                 | <br>\$46,747                 |
| <br>Operating Income      | <br>\$47,300                 |
| Expenses                  | <u><del>\$(13,566)</del></u> |
| <br>Net Total             | <br>\$33,734                 |

### **Current Balance:**

|                                     |                 |
|-------------------------------------|-----------------|
| Checking account end of March 2019: | \$40,419        |
| Saving account end of March 2019:   | <u>\$6,328</u>  |
| <b>Total:</b>                       | <b>\$46,747</b> |

## **Pursuit of Association fees from non-paying lot owners:**

| LIENS ON FILE |          |           |
|---------------|----------|-----------|
| LOT #         | BALANCE  | FILED     |
| 6             | \$1,502  | 2018      |
| 14            | \$0.00   | 2018      |
| 15            | \$5,951  | June 2013 |
| 19            | \$5,721  | June 2013 |
| 20            | \$3,740  | June 2013 |
| 36            | \$4,444  | June 2013 |
| 49            | \$7,603  | June 2013 |
| TOTAL         | \$28,961 |           |

## **Old Business:**

- Timberwood and Spring Branch roads are in good shape even after large amounts of rain this year. Construction traffic on lot 8, along with heavy rains caused multiple uneven areas on Hawkeye Trail. Rob Ranslow graded the full length of road, smoothing out existing gravel. More gravel will be needed later in the year.
- Crisp Paving Company has completed road crack fill the full length of Timberwood Drive. For the first time the Board had cracks filled along the access road started at Lot 30 (Rogers property) along the ridge.
- All wells & pumping stations are in good working order. Well filters have been replaced per maintenance schedule.
- Because of Lisa & Steve Lietz (Lot 27) selling their home, the existing Well 5 & substation communication equipment was removed from their residence and re-installed as a standalone system. The new system uses a solar panel. We thank the Lietz's for allowing the equipment to be installed at their home for many years.
- Multiple water leaks have been repaired on Well 5's main water lines. Wilson Well Company suggested the main reason for the leaks is due to the ground movement as a result of the excessive rain. Water lines normally are located on the edge of the road which would incur more ground shift.

## **New Business:**

- With the increased workload on Well 2, John Leder will install monitoring equipment in August to detect water outages. This will alert all Well 2 property owners via email of possible outages. When the problem has been corrected, owners will be notified again via email.
- Two of the current Board of Directors will be stepping down at the end of their term on October '19. Notice has been placed on Facebook asking for volunteers to replace them. Reminder: the ByLaws were changed so the Board terms are now 2 years instead of one. All Board members will need to be voted in at the October '19 Annual Meeting.
- The Board still has received no cooperation from the Developer on providing subdivision water pipeline installation documentation. This information should have been transferred to the newly created Association during the 2009 handoff meeting. The Board is pursuing other possibilities to obtain an accurate mapping of the subdivision water system.
- Due to decreased growth along subdivision roads early this year, money has been saved by cutting the normal 10-month maintenance fee to just 8 this year. The Board will continue to monitor each year to see where money can be saved.
- Well pumping stations are having age related parts deterioration. Both pumping stations have needed part replacements during the past few months. The Board will continue to review these devices for preventive maintenance.
- The Board has completed updates to the new covenants, conditions, and restrictions (CCR). A change comparison document will be created so that Association Members can easily see changes made from the old to new CCR version.

The Developer has been completely removed from this new version of the CCR's. This will be reviewed at the Association Annual Meeting and will be open for discussion.

- The Board has started communication with the Association Attorney Cynthia Jones concerning assistance with finalizing the CCR document. Ms. Jones will finalize our draft for all legal requirements so it can be properly filed with Cherokee County Record Department. The Board was been informed we must comply with State of North Carolina Chapter 47f which requires 67% of lot owners' voter participation before the document can be ratified.
- Due to the continued increase in traffic on Hawkeye Trail the Board discussed comparing cost of paving Hawkeye from Timberwood Drive to Well 3. The one-time cost might be worth the expense instead of continuous gravel & grading maintenance fees. This will be discussed at the Annual Meeting.

Next Board meeting will be held: October 25, 2019 @ 9:00am  
Meeting Location: Nancy Ricker Home

Motion to adjourn was made by: Brian Smith

Motion was seconded by: John Leder

Motion carried with unanimous vote.

Meeting was adjourned at 11:45 am – July 6, 2019

Duly Recorded by:

Brian Smith, Secretary TMEPOA, Inc.