

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

1 Timberwood Drive, Marble, NC 28905

**Board of Directors Meeting Minutes
October 25, 2019**

In attendance:

John Leder, President

Lauri Martin, Vice President

John Leder, Acting Treasurer

Brian Smith, Secretary

Nancy Ricker, Director

Guest: Jim Ricker

Meeting Location: Nancy Ricker – TME Residence

ABSENT: Lisa Lietz (Resigned due to sale of property)

Recording Secretary: Brian E. Smith

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

Board Issues: Only four Board Members present due to Lisa Lietz resignation.

Treasurer's report:

FINANCIAL SUMMARY	2019
Operating Income	\$49,605
Expenses	<u>\$(27,762)</u>
Net Total	\$21,843

Current Balance:

Checking account end of October 2019: \$27,178

Saving account end of October 2019: \$8,772

Total: \$35,951

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:

- Due to the resignation of Lisa Lietz – John Leder assumed Treasurer responsibility. This was on a temporary bases until new Board Members can be voted-in during Annual Meeting.
- Timberwood Drive and Spring Branch roads still remain in good condition. Hawkeye Trail continues to have gravel issue now due to increase in home owner traffic.
- All water wells are functioning properly. Filters continue to be reviewed and replaced as needed on 3-month bases. All filters were changed except for well 1 and pumping station 5B which did not need to be changed.
- The Board continues to repair water main breaks due to the movement of the mountain. Daniel Wilson from Wilson Well Company repaired a main break on Timberwood Drive on a Sunday. Wilson Company continues to provide quick repair service to TME for all well and waterline breaks.
- Rob Ranslow continues to fill asphalt area's which were removed during water leaks by Wilson Well company. Gravel will remain in these areas until enough work will justify replacing gravel with asphalt.
- All wells & pumping stations are in good working order. Well filters are being replaced per maintenance schedule.
- Due to cost of foreclosure on delinquent property owners currently under liens. The Board has decided to first send one last letter by certified mail to the delinquent property owner. Then if still no response turn over to a collection agency to try to get payment owed the Association. Last resort will be starting the foreclosure process.
- 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:

- Well 2 monitoring system is now up and running. All well 2 home property owners have been added to the warning distribution list which will automatically notify when water pressure reaches unsatisfactory levels.
- Due to home owner increased traffic on Hawkeye Trail the Board discussed whether it worth partially asphalt paving the road or continue applying gravel on worn areas. Board members were in full agreement that costs quoted should be precured to better understand scope of project if decision was made. On Hawkeye starting at intersection of Timberwood Drive up to Well 3. This would have to be under special assessment if the project was to move forward with asphaltting Hawkeye Trail.
- The Board continues to discuss how the Association can acquire subdivision main underground waterline placement diagrams. Developer refuses to provide this information to the Board of Directors. The assumption is they do not exist and the Board will need to hire outside help to create proper documentation.
- Decision was made to continue to cover past water leak area's with gravel instead of asphalt at this time. Once enough asphalt repair is needed Crisp Asphalt Company will be called to provide quote then make repairs.
- The Board discussed home owners who have jacuzzies and the timing on how they should replacement water without putting a strain on pumping stations or wells. When large amounts of water is needed the home owner wait until late at night and only partial fill over multiple days. This will allow both pumping station tanks and wells time to recover from out-of-norm water requests.
- Due to Well 5 having the largest amount of usage in the subdivision the decision was made to have Wilson Well Company

evaluate the status of the submergible pump and the well itself. Concern is water output needs to be more than what is being seen at the pumping station 5B. In the past the submerged pump had to be pulled to clean the onboard filter. Allen Wilson has been called to make the evaluation.

- 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.
- CCR discussion brought a question as to voting rights. If property owners are delinquent in paying property fees the ByLaws state their voting rights are suspended until they become current. Does this also apply to being able to vote on CCR approval? This question will need to be answered by our attorney before voting takes place.
- Since Rob Ranslow who provides a large amount of services for the subdivision is retiring within the next 2 year. The Board had discussion how to find his replacement. The replacement needs to be in place well before so the transition can be smooth.
- The decision was made to build a large drop off box which will be used for both FedEx and UPS deliveries. The box will be located at the junction of Timberwood Drive and Spring Branch roads. If a package is too large for the drop-off box or needs a signature it will still be delivered to the doorstep. This will reduce the large amount of delivery traffic on subdivisions roads.
- The Board reviewed topics of discussion for the Annual Meeting. Along with documentation to be provided to Association Members

Next Board meeting will be held: TBD

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 11:45 am – October 25, 2019

Duly Recorded by:

Brian Smith, Secretary TMEPOA, Inc.