



**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, 2019

Official Notification of the 2019 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 26, 2019

Time: 9:15 AM to 1:00 PM (TMEPOA is not providing any food or drink – So bring a snack or a sandwich and drink of your own.)

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

Agenda:

- 1) Adoption of 2018 owners meeting minutes. A copy of the 2018 meeting minutes are posted on our website.
- 2) President's Report
- 3) Secretary's Report
- 4) Treasurer's Report (presented by the President)
- 5) Adoption of the Treasurer's report.
- 6) Discussion, presentation and adoption of the 2019 Budget.
- 7) Resignations of the current officers (Vice President, Secretary and Treasurer).
- 8) Resignations of all current board members (Lisa Lietz, Lauri Martin, Brian Smith, John Leder, Nancy Ricker).
- 9) Nomination and vote for new board members.

- 10) The New Board will elect the officers for the Office of the Vice President, the Office of Secretary and the Office of the Treasurer.

11) Revolving 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 2019 and again July 1, 2019. A new Gate code will again be issued with the invoices for the 2020 dues and will be effective January 1, 2020.

12) New Business:

- i) The HOA Board Member and Treasurer, Lisa Lietz, has sold their house and moved to Savannah, GA for their retirement home. Effective August 20th, 2019 the Treasurer's office is vacated. The president has taken possession of the treasurer office. In accordance with the by-laws and the approval of the remaining board the Treasurer's office will remain vacant until the elections on October 26, 2019. The Board, on behalf of the TMEPOA and all its members, extends our sincere thanks for the many years of service provided by Lisa to our HOA and wish her and her Family the best for their future. We welcome the new owners and hope to meet them during the meeting.
- ii) Our HOA Board Member and Vice President, Lauri Martin, has her house under contract and as of this writing is expected to close by September 30, 2019. Effective September 30th 2019 the office of Vice President is vacant and, in accordance with the by-laws and the approval of the remaining Board will not be filled until the elections on October 26, 2019. The Board, on behalf of the TMEPOA and all its members, extends our sincere thanks for the service provided by Lauri to our HOA and wish her and her Family the best for their future. We welcome the new owners and hope to meet them during the meeting.
- iii) Our HOA Board Member Brian Smith, current Secretary, has turned in his resignation effective October 26, 2019 as the HOA Secretary and Board Member. Rod Fortney, permanent resident and member has agreed to be nominated to fill this position. The remaining Board recommends the nomination and vote for Rob Fortney as HOA Board Member and Secretary.
- iv) Discussion on Property Rentals. A petition has circulated and will be presented during the annual membership meeting for discussion. Unless there is an adoption of new CCRS in which this topic will have to be anchored a resolution during the annual membership meeting is unlikely.
- v) Discussion with new home owners on well water, mountain driving, gate codes, emergency gate opening key and mountain living. President to introduce and have discussion with new home owners on a side board meeting following ONGOING BUSINESS.
- vi) The HOA Board President has researched active TMEPOA Deeds at the Cherokee County Office of Records. At the Annual Meeting the Board will present in spreadsheet format the findings to Association Members for discussion.

13) Ongoing Business:

- vii)** New CCR Development. The board is still 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. A copy of the new proposed CCR's are posted on the HOA website www.tmepoa.com/notices. **The adoption of the new CCR's requires a 67% VOTE IN THE AFFIRMATIVE. An absent or noneligible vote is counted as a NO VOTE. The Board is looking for 44 AFFIRMATIVE VOTES.**
- viii) Owner responsibility of notification of gate codes for delivery services (i.e. UPS, FEDEX, Gas Companies, Power Company)
- ix) There are now over 11 permanent and semi-permanent homeowners occupying the mountain. New houses on Lots 7 and 8 are now complete. The community is growing with a possible new house in the planning for Lot 5A and Lot 5B in the near future.

- x) 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.
- xi) As of this writing the Board is in completion stages to add a well failure notification system for Well System #2 as there are now a minimum of 4 permanent residences with 2 other houses 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 2014 Covenants & Restrictions already mandate for any new construction to include such systems.
- xii) 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.
- xiii) **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>

- xiv) Open floor questions and/or discussions.

14) Adjourn Meeting

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 the TMEPOA BOARD, 1 Timberwood Drive, Marble, NC 28905 to insure your recorded vote on all matters at the 2019 TMEPOA Annual Membership Meeting. Please use the attached proxy vote form for this purpose.

IMPORTANT NOTE:

As reminder and per the new By-Laws 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 2019 (due by January 31, 2019) and all members that are overdue in earlier year(s) or that are not current.

Those members currently paying their dues as of October 26, 2019 ARE Members IN GOOD STANDING with full membership privileges.

For the Board of Directors,



John Leder, President