

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

1 Timberwood Drive, Marble, NC 28905

**Board of Directors Meeting Minutes
March 14, 2020**

In attendance:

John Leder, President
Daniel Mills, Vice President
Nancy Ricker, Treasurer
Rod Fortney, Secretary
Beth Ellstrom, Director
Doris Zeigler, Director

Guest:

Jim Ricker

Meeting Location: 912 Timberwood Drive, Marble, NC 28905

ABSENT: N/A

Recording Secretary: Rod Fortney

Meeting was called to order at 9:00am EDT

Board Issues: None. All Board Members preset for meeting.

Treasurer's report:

All TMEPOA accounts have been moved from BB&T Bank to United Community Bank in order to receive better service.

FINANCIAL SUMMARY 2020

BALANCES:

Operating Income: \$43,350.00

Expenses: \$(1,016.00)

Net Total: \$42,234.00

Current Balance (as of 02/29/2020)

Checking: \$41,659.91

Savings: \$31,220.92

Total: \$72,880.83

Treasurer's Notes;

Non-payment of fees*: \$8,250.00

*Non-payments are seeing several new lots that have usually been paid current.

*3rd Notice will be sent and lien proceedings to begin

Old Business:

- **Wells / Water** - All wells and pumping stations are in good working order. No line breakages or leaks reported on well 5B since the last repair in October 2019. The notification system has been installed and verified on well 2 by John Leder. The monthly SkyTec fee for the well monitoring systems on Well2 and Pump Station 5B will be drawn from the well maintenance account.
- **Roads** – Road patching was limited in 2019 in order to accumulate enough work to make the patching cost effective.
 - **Hawkeye** - Hawkeye in need of grading / gravel application especially on the hill coming to lot # 10. Estimated cost for gravel application is \$1,000 - \$1,200 per application based on prior experience. Consideration to paving some part of Hawkeye to be reviewed given continued on-going expense vs long-term investment of paving.
 - **Timberwood** - A low spot has developed on Timberwood near well 6. Erosion and rutting noted on Timberwood where the pavement ends,
 - **Road evaluation** - Rod Fortney will reach out to Brian Smith for contact information of engineering and paving firms that did the major repair on

Timberwood Dr. Will seek estimate for engagement on Hawkeye evaluation and evaluation of other roads to build full picture of road work required.

- **CCRs** – The current version of the 2020 CCRs (DRAFT January 5th 2020) is posted on TMEPOA.com. To date only 3 comments received.
 - **Notice to Board of Realtors** – Email sent to Board of Realtors on 2/6/2020, requesting that a notice be sent to all realtors in the area that Timberwood Mountain Estates is a covenants-controlled development and current covenants are under revision with one of the proposed restrictions applying to short-term property rentals.
 - **CCRs Email Campaign** – Rod Fortney will send email to all TMEPOA property owners beginning April 1, 2020, to encourage review and comments on the CCRs. Emails will be sent a minimum of monthly through June 2020 based on feedback and response of property owners.
 - **Rules of voting** - The Board will seek clarification from the Association's attorney regarding; who is allowed to vote (all vs dues current), impact of non-votes (not counted or counted as NO vote).
- **UPS / FedEx Delivery Station;**
 - **Location** – Need to get survey of the proposed area of location (near intersection of Timberwood Dr & Springbranch Rd) to ensure that it is within development right of way. Local surveying companies have been reluctant to take on such a small job. John Leder following up. Rod Fortney to check with realtor he knows for recommendations.
- **Property Liens;**
 - **Research** - Nancy Ricker searching county website for record of all current liens that have been placed to ensure that they stay current.
 - **Lien Process** – The association will need to submit a new letter to Cherokee County with the names of the TMEPOA Bod & Officers authorized to file liens on behalf of the Association. – Rod Fortney to update and file.

New Business:

- **Association Liability Insurance:** The question was raised as to whether the association has liability insurance to protect the Association, BoD and Officers. It was confirmed that the Association does maintain a liability policy.
- **Association Law Firm:** The attorney that was providing counsel to the Association has changed firms. The BoD has agreed to remain with the firm of Offit Kurman Horack Talley. Michael Hunter the head of the HOA Practice within the firm will be the Association point of contact.

- **Michael Hunter; email:** Mike.Hunter@offitkurman.com **phone:** 704-716-0817
- **Landscape & Maintenance**
 - **Rob Ranslow** - As Rob has informally discussed with various people the possibility of retiring within the next 1 year a plan is needed for how to replace.
 - **Option discussed Splitting responsibilities;** Secure separate engagement for landscape vs maintenance activities such as roads, well / pump stations, etc
 - **John Leder** reached out to a local contact he has in property management for recommendations
 - **Rod Fortney** to reach out to local contact that he has with former ties landscape business for recommendation
 - **BoD / Officers** – Review & update as needed the task list of what is expected of the current and future engagement.
- **Community Clean-up Day – Doris Zeigler** suggested a community clean-up day to address some of the simpler tasks such as removing debris in the entrance area, cleaning up branches, etc from the roadsides. Doris to organize and post on the Timberwood FB page.

Next BoD Meeting; July 11, 2020 9:00AM Tentative location Nancy & Jim Ricker's house.

Motion to adjourn made by: Rod Fortney

Motion was seconded by John Leder

Motion was carried with unanimous vote..

Meeting adjourned at 10:28AM, 3/14/2020.

Duly recorded by Rod Fortney, Secretary TMEPOA, Inc.