

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

1 Timberwood Drive, Marble, NC 28905

**Board of Directors Meeting Minutes
July 11, 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: 30 Hawkeye Trail, 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 present for meeting.*

**Member attended via Zoom video conference call*

Treasurer's report:

FINANCIAL SUMMARY 2020

BALANCES:

Operating Income:	\$46,930
Expenses:	\$(15,556)
Net Total:	\$31,374.00

Current Balance (as of 06/30/2020)

Checking:	\$34,160.77
Savings:	\$31,223.10
Total:	\$65,387.87

Treasurer's Notes;

Non-payment of fees*: **\$4,800.00**

*Payments received on 5 lots in May & June

Old Business:

- **Wells / Water** – Well5 pump had to be replaced at a cost of **\$3,003 to Wilson Well Co.** All other wells and pumping stations are in good working order. Filters are replaced by Jim & Nancy Ricker as per scheduled plan.
- **Roads:**
 - **Hawkeye Trail & Spring Branch Rd** – These roads were graded and culverts cleared by Rob Ranslow.
 - **Paving Hawkeye Trail** – Rod Fortney presented the following;
 - Requests for bids to pave Hawkeye Trail from its current gravel start to just well #3. A total of 4 vendors were solicited, 2 vendors provided bids; Higdon Construction (\$36,800) and Cherokee Paving (\$67,600).
 - Funding – Current funding would require accessing the well reserve accounts which adds risk.
 - Given the completion of package station & reduction of UPS / FedEx is the project still required? Time needed to assess wear.
 - **Proposal** – Bring this project the POA annual meeting for vote by owners to fund when funds become available. **BoD agreed unanimously.**
 - **Headlight usage** – Doris Ziegler reminded all that usage of headlight while driving is most useful to improve visibility. Doris to post reminder on FaceBook page as this is the beginning of the higher traffic season.

- **CCRs Email Campaign** – Rod Fortney completed the email to all TMEPOA property owners between April 1, 2020 and June 30, 2020, to encourage review and comments on the CCRs. Comments / acknowledgement of having reviewed CCRs received from 8 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;**
 - **Completed** – The package delivery station construction was completed at a cost of \$1,285. The station has a keypad lock with separate numbers for FedEx / UPS and TME residents. Feedback on the station has been good. Request was made to designate a place for return packages; this has been completed.
- **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 Board & Officers authorized to file liens on behalf of the Association. – Rod Fortney to update and file.

New Business:

- **Association Law Firm:** Michael Hunter the head of the HOA Practice within the firm of Offit Kurman Horack Talley has recommended that the Association would be more efficiently served by Cynthia Jones, who has moved to the firm of Seller, Ayers, Dortch & Lyons.
 - **The Board unanimously agreed.**
 - **Contact Info attorney;** email:cjones@sellersayers.com phone:704-377-5050
- **Landscape & Maintenance**
 - **Rob Ranslow** - Rod Fortney has spoken with Rob and his plans to retire. Rob stated that his goal is to retire by April 2021.
 - **Option discussed Splitting responsibilities;** Secure separate engagement for landscape vs maintenance activities such as roads, well / pump stations, etc
 - **Board / Officers** – Review & update as needed the task list of what is expected of the current and future engagement.
- **Property Transfers**
 - **Alan & Arlissa Vaughn – 335 Spring Branch Rd**

- **Bob & Wanda Sobota – 1300 Timberwood Dr**
- **Dale & Kim Maccarthy – 1672 Timberwood Dr**
- **Lot 5A contract pending**
- **Lot 41 contract pending**
- **Annual meeting 2020**
 - Rod Fortney made the BoD & officers aware that due to **Covid-19** the **Murphy Library is closed and unavailable** for the annual meeting. **It was proposed that the annual meeting be held virtually using Zoom. The BoD agreed unanimously.** Rod Fortney agreed to lead this effort.
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Next BoD Meeting; October 23, 2020 6:00PM Tentative location via Zoom.

Motion to adjourn made by: Rod Fortney

Motion was seconded by John Leder

Motion was carried with unanimous vote..

Meeting adjourned at 10:41AM, 7/11/2020.

Duly recorded by Rod Fortney, Secretary TMEPOA, Inc.