

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

1 Timberwood Drive, Marble, NC 28905

**Board of Directors Meeting Minutes
October 20, 2020**

In attendance:

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

Guest:

N/A

Meeting Location: Zoom Virtual Meeting

ABSENT: N/A

Recording Secretary: Rod Fortney

Meeting was called to order at 7:00PM EDT

Board Issues: None. All Board Members present for meeting

Treasurer's report:

FINANCIAL SUMMARY 2020

BALANCES:

Operating Income:	\$63,018
Expenses:	\$(27,773)
Net Total:	\$35,246

Current Balance (as of 06/30/2020)

Checking:	\$27,362.33
Savings:	\$31,224.67
Total:	\$58,587.00

Treasurer's Notes;

Past due fees received*: **\$7,392.00**

*Since last BoD Meeting

Old Business:

- **Wells / Water –**

- Well 2B experienced a line break next to its storage tank. Break was repaired by Rob Ranslow
- Well 2 experienced a line break. There was considerable difficulty in locating the leak as no documentation or drawings of the water system installed by the developer exists. The well 2 line runs along the lot line of Lot 14, parallel to Lot 13. Considerable exploratory digging was required by Wilson Well to trace / locate the line. The leak was found to be at the connection from the house on Lot 13 to the well 2 main line. The leak was repaired and a cutoff valve installed by Wilson Well.

- **Roads:**

- **Timberwood Drive Repair** – Rod Fortney reported that the repair of the actual void has been completed by Bateman Trucking. The size of the tree(s) in the hole was quite large, required much more excavation than originally estimated. The original estimated called for 17 tons of gravel, the actual amount used was 54 tons. Paving will be completed within the next 2 weeks. Total cost of repairs **\$6,300**.
- **Hawkeye Trail** – The baseline condition of Hawkeye Trail has remained steady. The implementation of the Package Station to remove UPS and FedEx trucks from the roads is helping to reduce wear on Hawkeye Trail.
- **Paving Hawkeye Trail**

- Rod Fortney will present the Hawkeye Paving project at the Annual Meeting to solicit feedback and a possible vote to pave Hawkeye Trail at a cost of \$36,800 to be paid by the Association once funds are available in the reserve.
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 - **Road Mirror Location:** Doris Ziegler noted that the road mirror mounted on the tree near the bottom of the mountain is too far away from the roadway to be cleaned and adjusted. It was requested and agreed to move the mirror to a post closer to the road.
- **CCRs**
 - The board reviewed the CRRs draft returned from the Association's attorney (Cynthia Jones). Feedback will be aggregated and given to the attorney for final draft. Anticipated before end of the year.
- **New Business:**
 - **Landscape & Maintenance**
 - **Updated Task list** – The Board reviewed the updated task list that will form the basis of an agreement with a new landscape / maintenance provided. It was requested that blowing of leaves from the roads 1x October, 2x November and the changing of water filters at all wells be added to the task list.
 - **Replacement Candidate Update** – Rod Fortney suggested that the Association solicit a bid from Josh Plants. Josh was introduced to Rod Fortney and some other residents by Rob Ranslow. Josh Plant completed a painting project for David Crown's deck which David stated was done well. Rod Fortney has spoken with Josh Plant regarding his interest in making bid and reported that Josh is interested.

Rod Fortney suggested that we use Josh Plant to do leaf blowing in November / December as a trial. **All board members agreed with the approach and to solicit a bid from Josh Plant.**
- **Property Transfers**
 - **Lot 36 & 37 contracts pending**
- **Annual meeting 2020**
 - Rod Fortney reported that the Zoom invitation for the 2020 Annual meeting was sent out to all registered owner email addresses. Included in the invitation was contact information to request help / assistance with Zoom installation and verification. To date only 1 request has been made and completed.

Motion to adjourn made by: Rod Fortney
Motion was seconded by Nancy Ricker
Motion was carried with unanimous vote..
Meeting adjourned at 9:12PM, 10/20/2020.

Duly recorded by Rod Fortney, Secretary TMEPOA, Inc.