

TMEPOA Board of Directors Meeting 07/14/2021
Minutes

Meeting Called to Order: John Leder at 5:42PM EDT

Roll: Rod Fortney

The following were in attendance:

Nancy Ricker*, Doris Ziegler*, Beth Ellstrom*, John Leder*,
Rod Fortney*, Daniel Mills

*= Board member.

Opening Comments: John Leder

John reported that all is relatively quiet on the mountain, well #5 issue was resolved just prior to the meeting with the replacement of a board within the repeater. The dead azalea bush at the entrance has been removed. Joshua Plants the new service provider for maintenance has been doing a good job. Joshua responded quickly to remove a down tree on Timberwood Dr over the July 4th weekend and most recently assisted in troubleshooting the well #5 issue.

Financial Review: Nancy Ricker

Nancy reported that the association has had payments received over the past 4 months; most notably \$12,900 owed by the former owner of lots 15 & 19 which was paid in June with the sale of those lots.

At the time of the meeting there are only 2 lots which are delinquent, the board agreed to send a final letter to the

owners requesting full payment within 30 otherwise the accounts will be turned over to the Association's attorney for collection. Rod Fortney pointed out that NC law caps the amount that an attorney can charge as a fee to the Association at \$1,200 / account. Given the amount owed, the association would be able to collect at least approximately 67% of the monies owed.

Monthly expenses are running in line with budget except for gravel / road maintenance which is slightly higher due to the wet season and activity on Hawkeye Trl.

Current account balances as of 6/30/2021:

Checking – \$ 70,366.35

Savings - \$ 31,229.34

Total - \$101,595.69

Project Reviews:

Amended CCRs: Rod Fortney

The proposed final version of the CCRs was sent out via email to all registered property owners.

The Board of Directors was made aware of an anonymous sent to property owners with the purpose of dissuading owners from signing the proposed new CCRs It was noted that none of the Board members received a copy of the letter. Review of a photo of the letter forwarded to Rod Fortney and distributed all Board members and Officers was discussed. Rod Fortney stated that he received five

(5) emails from individuals regarding the letter and has attempted to answer all. Nancy Ricker stated that she had had a phone conversation with one of owners that an email and she believes that she addressed the owner's concerns. The Board did agree to review the contents of Section 12 regarding pets with the Attorney for rewording.

The Board discussed how to best address the concerns, options included a series of emails soliciting feedback and a Zoom call with questions submitted in advance of the call. No final decision on next steps, the Board agreed to continue the discussion.

Road Maintenance:

Rod Fortney has been working with road contractors in the area to get proposals / estimates for improving the condition of the approximately 1.7 miles of gravel roads that are within the development. In addition to bringing the baseline of the roads up to an improved level, the desire is to also get an annual maintenance agreement with a road contractor to keep the gravel roads in optimum condition.

To date, four (4) contractors have reviewed the roads. All have agreed that they are in need of varying levels of work. Carolina Contractors provided an estimate but failed to provide details of the work to be done or the references of other similar work. Waldroup Contracting failed to provide an estimate after 3 requests. Rogers Construction

and James Bateman Trucking have both stated that they cannot take on this project until the latter fall season due to current workloads.

The Board / Officers agreed to follow up with Rogers and Bateman. Smaller remediation efforts required until the larger project can be completed will be requested of Joshua Plants the service provider for grounds maintenance.

Development / Lot Updates:

Lot 5B: Chiapetta – Construction in progress

Lot 37: Mishler – Septic Install pending

Other transactions:

Lots 15 & 19 Purchased by the Vaughns (335 Spring Branch)

1724 Timberwood Drive sold

Lot 50 sale closed – Martin Guinn – Target construction 2q2022

Old Business:

- **Well #7:** Well is on-line. Electric acct in Rich Houvenin's name.

- **Update:** Nancy Ricker reported that the account has been switched over to the Association and the bill paid. Item closed.
- **Board positions up for election – All**
 - Rod Fortney reminded all that all board positions are up for election this year and requested that anyone NOT planning to run for a seat try to recruit others to consider taking a position.
 - NOTE, with the sale of 1724 Timberwood Dr closing on 8/16/2021 Doris Ziegler will be resigning her position. All thanked Doris for her efforts and wished Doris and Don the best.
- **Annual Meeting Planning**
 - **Update:** Rod Fortney reported that the Public Library is not yet accepting meeting room reservations. A location with good internet connectivity will be required to support the requests to continue to offer a virtual option. Rod will check with the John C Campbell Folk School to see if they have a meeting room that we can reserve. Other location suggestions are welcome.

New Business:

- **Delinquent Accounts**
 - **Collecting from current delinquents**
 - At the time of the meeting there are only 2 lots which are delinquent, the board agreed to send a

final letter to the owners requesting full payment within 30 otherwise the accounts will be turned over to the Association's attorney for collection

- **Replace gate keypad**

A replacement keypad has been purchased to replace the existing keypad that was damaged. **John Leder** has agreed to handle the replacing of the keypad.

- **Move Mirror from tree on lower section of Timberwood Dr to improve visibility & easier cleaning**

The post for the relocation of the mirror has been installed. **Rod Fortney** will work with Joshua Plants to move the mirror.

- **Install mirror on Hawkeye near 300**

Debra Johnson has requested that a mirror be installed on Hawkeye Trl near 300 to enable traffic to be seen on the 90 degree turn in that area. The Board unanimously agreed to the installation of a traffic mirror. **Rod Fortney** will research, order and coordinate installation.

- **Well alerting systems**

Rod Fortney asked about alerting systems currently installed on the wells in the development. John Leder stated that currently only wells 2 and 5 have alerting systems. Rod Fortney stated his position is that all wells that have houses connected should have an alerting system installed rather than owners finding out of issues

by opening a dry or low flowing faucet. John Leder stated that we currently have the equipment to set up one additional well. Rod Fortney requested that we equip all that have houses. **John Leder accepted the action item to research the costs to equip all wells and the on-going monitoring.**

- **Lending Library**

Liz Smith, 1292 Timberwood Dr, had submitted a request that the Association fund and install a “community lending library” structure for use by all in the development at an approximate cost of \$350.00. Concern was raised regarding who would maintain the lending library given that less than 50% of the houses have full-time residents. **The request was rejected by a 4 – 1 vote.**

- **Vaughn’s Spring Branch Request**

Alan Vaughn, 335 Spring Branch Rd, had requested permission to pave a portion of Spring Branch Rd to address an issue with gravel washing away at the end of their driveway making it difficult to enter / exit their driveway.

Rod Fortney stated that he and Joshua Plants had reviewed the road and driveway and propose the following as an alternative;

1. Cut back the asphalt of the Vaughn’s drive that protrudes into the road

2. Re-cut the ditch on Spring Branch Rd above and below the Vaughn's driveway
3. Replace the culvert under the Vaughn's driveway with a larger culvert and catch basin at the upper end of the culvert
4. Add gravel to Spring Branch Rd where washed away.

It has been recommended to the Vaughns that they improve the ditches on both sides of their driveway to assist with the flow of rain run-off.

The Board unanimously approved the proposed alternative plan.

Rod Fortney accepted the action item to work with Joshua Plant on the estimate and inform the board of costs prior to any work being done.

- Main Gate

John Leder pointed out that the left stone column of the main gate appears to be leaning back and requires close attention to the distance between the gate and pavement. John stated that the proposed solution would be to install steel posts behind the stone columns and move the gates to the steel posts.

Meeting Adjourned: Motion to adjourn made by Rod Fortney
Second: Nancy Ricker
Unanimously agreed.

Meeting adjourned at 7:02PM EDT