

TMEPOA BoD Meeting 04/05/2022
Minutes

Attendees: Board* / Officers

John Leder*, Chanin Waterman*, Beth Ellstrom*, Nancy Ricker*, Daniel Mills, Rod Fortney*

Guest: Mike Eiffert owner 1724 Timberwood Dr

The call was conducted via video conferencing using Zoom by all attendees.

Meeting Called to order at 7:00PM EDT by John Leder

Mike Eiffert introduced. Mike Eiffert requested the Board's attention to the high mineral content (Iron & Manganese) identified in the test of well #6. Mike noted that while his house has an extensive filtration system, he feels that it is in the best interest of the Association to alert all owners on well #6 of the high mineral content. Mike referenced that while there are conflicting studies found on the internet that some do point towards health risks, especially in infants due to high manganese levels.

Mike requested that Board take the following actions;

- Provide a disclosure to all owner/prospective buyers in TME that our wells have high levels of inorganic minerals (iron, manganese, etc).
- Test the wells every year and provide test results to the owners on the respective wells
- Consider outsourcing well maintenance to an outside company that specializes in well management. Mike referenced that this was done in the community in GA where Mike previously owned a mountain home.
- Add a 1,000-gallon reserve tank to well #6 as suggested by Alan Wilson Well Company to help with the Manganese and Iron levels.
- Provide schedule / record of filter changes at all wells.

John Leder stated that the filters on all wells are changed on a quarterly basis.

Rod Fortney stated that Alan Wilson had told him that the developer Timberwood Development Corporation had ordered a 1,000-gallon reserve tank to be installed on well #6. No date as to when it would be installed was provided.

The Board said that they would take his requests into consideration and thanked Mike for his time.

Mike Eiffert left the Zoom call.

The Board immediately discussed and voted on the following related to Mike Eiffert's request;

- Well testing- The proposal was made to test all wells every two years. Testing cost is currently approximately \$135 / well and should be included in the annual well maintenance budget going forward. Included in the proposal was the suggestion to

simplify the process to test even numbered wells (2,4,6) in even years and odd numbered wells (1,3,5,7) in odd numbered years.

- Well test information will be provided to owners upon request.
- Well filter changes are to be recorded and made available upon request.
- The motion was made by Beth Ellstrom, 2nd by Chanin Waterman, passed unanimously.

- Review finances

Nancy Ricker reported the following;

- 4 qtr 2021 expenses are in alignment with the budget forecast
- Annual dues collection has gone well, at the end of 1q2022 only four (4) lots have NOT paid their dues.
- Action on delinquent accounts – Rod Fortney will send out late notices and contact the Association attorney to begin collection process.
- Expenses YTD = \$8,122
- Balances as of 3/31/2022;
 - Checking \$ 89,060.16
 - Savings. \$ 31,234.02
 - Total. \$120,294.18

- Projects and priority

- Roads
 - Rod Fortney reported that P&R Paving has given tentative date range of mid-May before they can get out to grade & gravel Spring Branch, Hawkeye & upper Timberwood Dr, repair the large asphalt break 100 yards inside the gate and patch 9 large holes / road cuts due to waterline repairs across the top of Timberwood Dr. Estimated cost of the repairs \$10K is in the budget.
 - Tom's Asphalt Maintenance will fill/seal all asphalt cracks on the length of Timberwood Dr AFTER P&R Paving completes. This will require 5-7 days but traffic will be able to flow while the work is being done. Estimated cost of repairs \$14.5K is in the budget.
- Wells
 - John Leder reported that the pressure relief valve for well #6 had to be replaced. Well 5B had a PVC pipe joint break. Well 5B Pumphouse roof leak repair is to be done by Josh Plants.
- Grounds
 - Josh Plants has begun the monthly grounds maintenance. Josh has been engaged to smooth out the wash boarding on Hawkeye Trl caused by rain.

- Gate
 - John Leder has noted that the front gates are sagging and if not addressed will eventually hit the pavement and damage the openers.
 - Rod Fortney contacted Steel Gates of Western NC who provided the following estimates:
 - Move existing gates from stone columns to steel posts installed behind the stone columns \$ 6,700.00
 - Install steel posts behind stone columns and install new gates \$ 9,250.00
 - Install new posts, gates and controllers \$14,050.00
 - *Rod Fortney noted that this item was not included in the 2022 budget approved at the 2021 TMEPOA Annual Meeting. Recommend that we monitor the distance between the gate and pavement on a monthly basis, if additional sag is noticeable call special meeting to get owners' input on the spend after July 2022 BoD meeting.*
- CCRs
 - Rod Fortney reported that he was awaiting the final changes from the Association's attorney and would forward to the Board for final review / feedback. The goal is to be able to send the FINAL proposed amended CCRs to the owners around July 1, 2022.
- New Business
 - Security Cameras for Front Gate
 - Rod Fortney proposed that we install 2 security cameras at the front gate to provide better security coverage. The is technology available that will enable to mount cameras that can be powered via solar and upload photos to a cloud account for approximately \$250 - \$300 / camera.
 - Motion was 2nd by Nancy Ricker
 - Board unanimously passed.

Motion made to adjourn the meeting by Chanin Waterman

2nd by Beth Ellstrom

Meeting adjourned at 8:25PM EDT