

TMEPOA BoD Meeting 07/14/2022
Minutes

Attendees: Board* / Officers

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

Guests: Scott & Stephanie Atencio owners 490 Timberwood Dr

Mike Eiffert owner 1724 Timberwood Dr

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

Meeting Called to order at 7:03PM EDT by John Leder

- Scott Atencio presented that they continue to observe vehicles exceeding the posted speed limit going past their house. Most speeders appear to be from vendors but owners have also been noted. The main problem area is with traffic entering/leaving Hawkeye Trail which has a "Yield" sign. The Atencios requested the Association take some action to address the problem.
 - Rod Fortney noted that the road gradient in front of the Atencio house is much steeper than DOT recommendations for a speed hump. Additionally, a speed hump/bump would significantly impact emergency vehicles access to the development.
 - John Leder suggested changing the Yield sign coming down from Hawkeye Trl to a STOP sign.
 - The Board agreed to the proposed change. John Leder to lead the effort.
- Review finances
Nancy Ricker reported the following;
 - 2nd qtr 2022 expenses are in alignment with the budget forecast
 - Annual Dues Status:
 - 1 Lot in payment plan that will bring account current by November
 - Lot 14 just brought current
 - 2 lots are in delinquent status
 - Action on delinquent accounts – Rod Fortney will send out late notices
 - Balances as of 6/30/2022;
 - Checking \$ 71,336.60
 - Savings. \$ 31,235.58
 - Total. \$102,572.18

- Projects and priority
 - Roads
 - Rod Fortney reported that P&R Paving has completed the grading and asphalt Patching.
 - John Leder requested that a ditch be graded/cleared below 910 Timberwood Dr.
 - 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.
 - Grounds
 - Josh Plants has terminated his contract with the Association due to the Association's refusal of a 33% price increase.
 - The Association has engaged Natural Landscaping Services (NLS) to provide grounds maintenance through the remainder of 2022.
 - NLS has stated that they will complete the monthly service within 2 days provided weather cooperates.
 - Wells
 - John Leder reported that the water test for well #4 has been completed. Test had good results and a copy of test results is available to owners by request.
 - Rod Fortney reported that the well 5B Pumphouse roof leak over the years caused more damage as the original construction did not use treated lumber thus resulting in substantial wood rot. Looking for a vendor to rebuild.
 - Quarterly water filter change will happen the week of 7/21/22. Rod Fortney agreed to change the filters and send change log to John Leder.
 - 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 monthly, if additional sag is noticeable call special*

meeting to get owners' input on the spend after July 2022 BoD meeting.

- 7/14/2022 – John Leder agreed to present the request for funding in 2023 at the annual owners' 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. Waiting for guideline from attorney for process & signatures required.
- Security Cameras for Front Gate – No action to date
 - Rod Fortney proposed that we install 2 security cameras at the front gate to provide better security coverage. The technology is available that will enable mounting 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.
- New Business
 - Association Tax Preparation for 2022
 - Rod Fortney made the motion that the Association use a CPA to prepare the Association taxes for the year 2022 to ensure that we are still in compliance with current tax laws.
 - Motion 2nd by Nancy Ricker
 - Board voted unanimously to approve
 - Association Accounting Process
 - Rod Fortney suggested the Association move the accounting process to the use of QuickBooks or similar software to provide more efficient accounting and invoicing.
 - Nancy Ricker agreed to assist with looking at QuickBooks

Motion made to adjourn the meeting by John Leder

2nd by Nancy Ricker

Meeting adjourned at 8:25PM EDT