

October 28, 2023

Location: Murphy Public Library & Virtually via Zoom meeting.

Meeting of the Timberwood Mountain Estates Property Owners Association called to or by John Leder, President at 9:05AM EDT.

Lots attending: 13 In-person, 20 Via Zoom (detailed list of attendees attached)

- 1) Adoption of 2022 owners meeting minutes. A copy of the 2022 meeting minutes is posted on the Association's website.
 - Rod Fortney, Secretary, stated that the minutes from the 2022 TMEPOA Annual Meeting have been posted on the TMEPOA website since January 2022 for review. Requested a motion to accept the 2022 annual meeting minutes. Motion made by John Leder, President, second by Martin Guinn Treasurer. Vote to accept the 2022 minutes by the Association was **unanimous**.
- 2) **President's Report**
 - John Leder reported that there have been many lots and homes changing owners over the past year, New homeowners introduced, EJ & Lauri Taylor (former Rickers home) and Coolidge & Sara Gassett (former Rogers home).
 - John reported that all seven wells are on-line with well system alerting installed on six of the wells. Well #7 will be equipped with alerting system after houses are connected to it.
- 3) **Secretary's Report**
 - Rod Fortney reported that with the moving Nancy Ricker, the association lost a board member and treasurer. As per the bylaws, the Board decided NOT to fill the remaining three months of Nancy's board position. The Board did solicit volunteers for the treasurer position and selected Marty Guinn, owner of lots 49 & 50 as the new Treasurer.
- 4) **Treasurer's Report**
 - **Presentation of 2023 financial statement.**
 - Marty Guinn presented the 2023 operating expenses and budget; it has been an expensive year with expenses currently exceeding budget by \$11,727. The biggest expense categories have been roads and wells with wells being \$17,215 over budget and required using funds from the well reserves account. It was noted that groundskeeping is currently \$7,500 below budget and expected to end the year \$5,000 under budget.
 - i. Rod Fortney pointed out that the road expenses appeared high due to the contractor not completing the asphalt crack filling work that was in the 2022 budget (\$15,000) until January 2023.
 - ii. Rod Fortney pointed out that the unplanned well expenses for 2023 were due to replacement of the pumps at well 1 and well 5 in addition to a main line break on well 5. Given that some of the houses on wells 1-5 are nearing 15+ years old the association may have to replace other pumps such as 2, 2b and 3 at some point in the next 5 years.
 - iii. Marty Guinn reported that the well reserves began the 2023 year with a balance of **\$15,958**. However, due to the repairs required the well reserve at the end of 2023 is expected to be **\$1,782**.
 - **Presentation and adoption of the 2024 Budget.**
 - i. Marty Guinn presented proposed budget for 2024 to the association. (Copies were sent via email prior to the meeting as well as hard copies available at the meeting).
 - ii. The proposed budget increases the dues for 2024 as follows:
 1. Road dues increase to \$750 from \$650.
 2. Well dues increase to \$500 from \$450.
 3. Well connection fee increases to \$500 from \$300.
 - *It was noted that dues had not been increased since 2016 and the Association can no longer absorb the inflation impact.*
 - Brian Smith (Lot 26) asked if the proposed increase was sufficient? The Board replied that it believed that the increase is sufficient to cover expenses and rebuild reserves.

- iii. **The budget was put up for vote to the Association. The proposed budget was adopted by unanimous vote.**

5) Ongoing Business:

- i) **Reminder**, the gate code will be changed on **January 1, 2024**, and again **July 1, 2024**. The new gate code for January 2024 will be included in the 2024 Association Dues Invoice. **Remote gate controllers ARE NOT impacted by the code change.**
- ii) **Vendor code is changing effective January 1, 2024.** The new vendor code will be included in the 2024 Association Dues Invoice. It is property owner's responsibility to notify your vendors of the new gate code for delivery services (i.e., Repair Companies, Gas Companies, Power Company)
- iii) The new CCRs have been registered with the County and posted on the Association website. If you put your property up for sale, please ask your real estate agent to use the 2023 CCRs.
 - a. It was noted that Mike Eiffert had questioned if the 51% vote for the adoption of the CCRs was valid as he had found that the TMEPOA By-laws of 2014 stated a 67% vote for CCR adjustments. Rod Fortney stated that the 2014 TMEPOA By-laws were replaced in their entirety with the 2017 By-laws which removed reference to the CCRs within the By-laws. The topic has been raised with the Association attorney whose latest response was that she was not clear on the issue. It was suggested by Rod Fortney that the new Board of Directors follow up with the attorney in 2024.
- iv) All wells except #7 have now been equipped with a system to alert owners via email of a failure of a well system. Please ensure that you have sent your **current** email address to the Association Secretary (tme.secretary@tmepoa.com) so that you can get alerts.
- v) New gates
 - The Board presented that it had postponed the replacement of the gates that were voted on as part of the 2023 budget due to other critical repair expenses and the expense involved with the gate replacement.
 - To replace the existing gates on simple steel columns along with the removal of the existing stone/block columns would cost approximately \$20K. It is felt that such a replacement would not truly present the value of the homes within Timberwood Mountain Estates.
 - The Board recommended that a committee of owners be created to solicit bids for gates, new stone columns and opening equipment. The committee will submit the proposal to the Board and Association for funding approval.
- vi) Open floor questions and/or discussions.
 - None brought from the floor.

New Business:

- 6) Hawkeye Trail residents long-term maintenance proposal**
(see proposal later in this document)
- Justin Gheen (Lot 8) presented on behalf of a group of Hawkeye Trl owners regarding the long-term maintenance of Hawkeye Trl. Justin thanked the Board for the most recent efforts to grade, re-ditch and gravel Hawkeye Trl stating that he believed that that effort addressed 90-95% of concerns with the road. Justin stated that the true test will be after some considerable rains. Justin and a number of other residents have agreed to contribute upwards of \$28K towards the paving of Hawkeye Trl from where the gravel begins up to the area at the base of 300 Hawkeye Trl as part of a long-term solution.
 - John Leder (TMEPOA President) suggested that with the recent efforts that the Board wait to observe how the road(s) hold up during the rainy season before committing to a potential paving project.
 - Brian Smith (Lot 26) recommended that should the Board decide to undertake a paving project such as Hawkeye Trl that the Board/Association hire a civil engineer as a project manager to oversee the project.

7) 5 Year Capital Project Plan.

- Marty Guinn (Treasurer) presented a conceptual 5-year capital improvements plan. Under such a plan the Boards and various committees of owners would present capital improvement projects that will be presented to the Association for agreement and approval. Projects would be funded via a combination of reserves and special assessments to targeted projects.
- Rod Fortney expressed that his opinion is that capital improvement projects should be funded by special assessments that would end when the project(s) is/are completed. This approach will help to maintain reasonable control of the inflation of owner annual dues.
- It was agreed that the NEW Board will move forward with putting together a capital improvement plan.

8) A new LOGO is needed. Volunteers requested.

- John Leder (TMEPOA President) stated that he felt that the current TMEPOA logo was dated and needed to be updated/ replaced and asked for volunteers to undertake a new design. Marty Guinn stated that his wife has graphic design experience, Marty will discuss with her about working on a new logo.

9) Resignation of the current officers (Secretary).

- Rod Fortney (Secretary TMEPOA) submitted his resignation from the Secretary position effective 12/01/2023. Rod stated that his resignation is due to 1) believe that others should get involved and 2) other outside commitments that he has that require more of his time.

10) Community Volunteer Committees

- Rod Fortney presented that based on conversation with Mike Eiffert and others that the Association should form committees to handle tasks within TME rather than relying solely upon board members and officers. The following committees were recommended:
- Entrance – Holiday decorations
- Roads – Help get estimates, clear storm grates, etc.
- Wells (change filters, etc.) – Be primary point of contact for an assigned well
- Chainsaw Crew – Those that know how to safely use a chainsaw to help open the roads due to a downed tree
- Leaf crew – Blow leaves from the roads/ditches in between the times when the contracted grounds crew is scheduled to blow leaves.

11) Nomination of new board members.

- The following owners were nominated for Board of Director positions;
 - Alan Vaughn
 - Janna Chiapetta
 - Marty Guinn
 - Chanin Waterman
 - John Leder

12) Vote for new board members.

- Coolege Gassett made the motion was made that given that there were five (5) open board positions and only five (5) nominees, that an individual vote was unnecessary. Charles Larsen seconded the motion; a verbal vote supported the motion. The New TMEPOA Board members are as shown above.
- The New Board will have the option to elect new officers in a short meeting of the new board following the general HOA meeting.

13) Adjourn Meeting

- Rod Fortney made the motion to adjourn the meeting. The motion was second by Alan Vaughn, the vote to adjourn was made and the meeting adjourned at 11:25AM EDT 10/28/2023.

Hawkeye Trail Residents Longer-term Maintenance Proposal

We request this document be shared with all members of the HOA prior to the Annual in person meeting October 28th.

Proposed Plan A:

- 4 owners to contribute towards paving Hawkeye trail: Chiappettas, Roys, Gentzels, Gheens.
- We are willing to contribute half of the total paving cost not to exceed \$7,000 per each of our 4 homes. Combined this onetime payment would not exceed \$28,000 in total contribution.
- We would not ask for any additional lump sums from other Hawkeye owners.
- We would need the remaining amount of the cost of paving to come from the existing HOA funds /HOA at large.
- Prior to contributing our 4 checks we would require in writing from the HOA:
 - An update to the Covenants that the newly paved Hawkeye Trail Road would continue to be maintained by and costs shared by the HOA at large as it is for Timberwood and Spring Branch.
 - A letter of intent to begin paving work in the Spring of 2024.

Proposed Plan B:

- Increase frequency of Hawkeye Trail Road maintenance and schedule in advance on the calendar as regular maintenance.
 - Minimum every 6 months Ex: October and April of each year
- Increase allotment for Hawkeye Road Maintenance to allow for more frequent grading

Areas of Concern:

- Fire / EMS Access: Tommy Roy met with a representative for Peachtree Fire & Rescue on 09/27/2023. Per the representative at that time had there been a fire emergency the Fire Dept. would not have been able to access the top 3 houses on Hawkeye.
- While Hawkeye is in good condition after road work events this condition historically does not last. The result is that for many months out of the year the upper portion of Hawkeye is exceedingly difficult to access. Hawkeye cannot be allowed to continue to deteriorate to conditions witnessed throughout the majority of 2023.
- Paving width: Hawkeye Trail Road is already narrow in many spots. We noticed the quotes below specify 9' and only one quote specifies widening at the curve. We would request that any paving to be completed would not narrow the road significantly but rather would make full use of existing turnouts and existing wide areas.

Estimates: For budgeting purposes only (From HOA / Rod).

Vendor	To 300	Notes
P&R Paving	\$42,400.00	10' wide
Mashburn Enterprises	\$49,32000	9' wide
Crisp Paving	\$40,063.62	10' wide & widen curve

2023 TMEPOA Annual Meeting Qualified Voters					
Owner List	Key				Here X=In-person V=Virtual/Zoom
		#Lots	#Votes	Proxy	
Camilla & Zevy Landman	Landman	1	1		
Johnny P. Cao (Alarmtek)	Cao	1	1		
David & Lisa Sharkey	Sharkey	1	1		
Mauricio Rodriguez	Rodriguez	1	1		
Tommy Dean & Monica Lee Roy	Roy	1	1		X
Mike & Janna Chiappetta	Chiappetta	1	1		V
Timberwood Development Corp	TDC	2	1		
Nick Eisel & Christina Stevens	Eisel	1	1		
Maggie Derakhshan & Justin Gheen	Derakhshan	1	1		X
Eric & Ginger Gentzel	Gentzel	1	1		V
Charles & Carmen Larsen	Larsen	1	1		X
Jerry Wiggins	Wiggins	1	1		
EJ & Lauri Taylor	Taylor	1	1		X
Scott & Stephanie Atencio	Atencio	1	1		V
Matthew & Meghan Koonce	Koonce	1	1		
Alan & Arlissa Vaughn	Vaughn	3	3		X
Judson and Stephanie Preuss	Preuss	2	2		V
Robert Peluso	Peluso	1	1		

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Eddie & Rebecca Oliphant	Oliphant	1	1		
John P & Barbara L Carew	Carew	1	1		
John & Judi Leder	Leder	2	2		X
Brian & Chanin Waterman	Waterman	1	1		V
Brian E. & Elizabeth C. Smith	Smith1	1	1		V
Wayne Voyles & Carolyn Flanagan	Voyles	1	1		X
Rod Fortney & Peggy Parker	Fortney	1	1		V
Bob & Wanda Sobota	Sobota	1	1		
Coolege & Sara Gassette	Gassett	1	1		X
Eric & Irene Grubb	Grubb	1	1		
Joe Toomey & Marina Kloppel	Toomey	1	1		
Ken & Faye Ainsworth	Ainsworth	1	1		
Vinnie & Kristin Occhiogrosso	Occhiogrosso	1	1		
Robert Sobota II	Sobota II	1	1		
Brian & Diane Mishler	Mishler	2	2		
Randall & Nondace Smith	Smith2	1	1		
Dale M & Kim A Macarthy	Macarthy	1	1		
Paule Ceone & Darcy Ford	Ceone	1	1		V
Mike & Cassie Boyle	Boyle	1	1	Eiffert	
Mike & Terri Eiffert	Eiffert	1	2	Boyle	V
Richard Huovinen	Huovinen	5	5		V

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Ronald Stuelcken & Elizabeth Ann Ellstrom	Stuelcken	1	1		
David & Tracey Walters	Walters	1	1		V
Ruben Gonzalez	Gonzalez	1	1		
Martin & Catherine Guinn	Guinn	2	2		X
Cynthia Dickey	Dickey	1	1		
Gary & Vicki Demchik	Demchik	1	1	Leder	
Steve & Maria Karden	Karden	2	2		
Daniel & Deneen Mahoney	Mahoney	1	1		
Jose & Norta Llana	Llana	1	1		
Mike & Jennifer Stritar	Stritar	3	3		V
Carlos & Zeida Alvarez	Alvarez	1	1		
Total Lots & qualified Votes		64	63		
Lots in attendance			13	20	33

Submitted by;
Rod Fortney
Secretary / TMEPOA, Inc.