

## **TMEPOA BoD Meeting 02/29/2024**

### **Minutes**

Attendees: John Leder\*, Janna Chiappetta\*, Chanin Waterman\* and Catherine Guinn

Absent: Marty Guinn\*

\*denotes Board Member

-The meeting was called to order by John Leder at 7:00 p.m.

-Catherine Guinn provided a summary on the progress of the design team for the new gate. She provided several attachments regarding the gate design and cost, as well as new logos for later consideration. The vendor, Tri-State Gates & Fab, requires a 50% deposit to order the materials. Mrs. Guinn advised that she had sought multiple additional bids, however, the estimates were well over the \$25,000 budget. John Leder advised that he is available to handle any on-site inquiries by the contractor. There was a discussion of the center medallion that will include the development name on the gate. The cost was an additional \$400, which was a low price considering the costs of signage obtained by Mrs. Guinn and Janna Chiappetta. It was noted that the community was canvassed for interest for the gate design team, however, no one replied. There was a brief discussion as to the stone signage at the entrance, however, there are no funds available at this time to replace the structure. Mrs. Guinn then departed the meeting at approximately 7:31 p.m. Chanin Waterman made a motion to approve the bid from Tri-State Gates & Fab and it was seconded by Janna Chiappetta. The motion was approved by all present.

-Road maintenance contract by NGA Mountain Grading was introduced by John Leder to continue with the touch ups on the gravel roads within the community. The contract had been emailed prior to the meeting. Chanin Waterman made a motion to approve the 2024 maintenance plan and it was seconded by John Leder. The motion was approved by all present.

-A discussion regarding the tall dead trees located on Lot 1, near the entrance to the community, was initiated by John Leder. Due to the HOA easement on Lot 1 and the 1/10 acre plot currently housing the HOA stone signage, there was a question as to the responsibilities for tree removal. John Leder suggested obtaining a survey to establish the boundaries and then contact a tree removal service, in conjunction with notification to the owners of Lot 1 for tree removal. The survey estimate is \$1,000.00 and can be completed within a few weeks. Janna Chiappetta offered to meet with John Leder on 03/01/2024 and use an app, "Basemap" to review the area. However, everyone agreed that a survey would be needed to determine the boundaries. Chanin Waterman made a motion to approve the survey expense of \$1,000 and it was seconded by John Leder. The motion was approved by all present.

-Removal/replacement of the entrance stone signage was discussed briefly. Replacement columns for the sign are estimated to cost in excess of \$5,000.00. A new sign for the center, according to contact with two signage vendors is estimated to be several thousand dollars,

depending on the design, materials and number of colors. However, if there was a sign on the new gate, the stone sign could be demolished and removed. Since there is currently no funding to replace/remove the existing sign, there was no further discussion.

-John Leder advised that he recently signed the landscaping contract for the existing contractor, Levi Hicks. The cost was the same as 2023. John Leder advised that he believed that Hicks did a good job maintaining the community.

-John Leder advised that Well 2 is failing and services the largest number of homes in the community. Specifically, the corners of the pumphouse have rotted away and the backboard for the power meter has rotted off. There is significant rodent damage to the overall structure, the well notification system is not working and the electrical system requires new equipment. There is also a need for soil to prevent the erosion around the structure. The new pumphouse can be built by volunteers and is estimated to cost approximately \$4,500.00. Previous bids for the Well 5 pumphouse were over \$10,000.00. Chanin Waterman made a motion to replace the pumphouse and fix the well. John Leder seconded the motion and it was passed by all present. John Leder advised he would contact the Engineering Department for Duke Energy to schedule a window to turn off the power to the well, open the meter, and fix the 3 screws that are part of the problem. He will provide notice to the residents when this will take place. He estimated that the well would have to be shut down for approximately a half day.

-Position of Vice President remains vacant, with no response to the notification. However, Daniel Mills has agreed to again serve as the Vice President. This position will not be a Board position. Janna Chiappetta made a motion to invite Daniel Mills to return to the position of Vice President. The motion was seconded by Chanin Waterman and all who were present agreed.

-Treasurer's Report was not completed due to the absence of Marty Guinn, however, John Leder advised that dues were paid on time. Janna Chiappetta requested the email and phone number for the new owner, Mr. Phillips.

-Janna Chiappetta discussed enacting term limits for officers of the HOA. In order to accomplish this, the By Laws would have to be modified and reviewed ultimately by legal counsel. There was a discussion of updating the roles and responsibilities of the officers and incorporating that into the modifications. John Leder provided some background as to the current By Laws and suggested that they be reviewed in their entirety to change a few outdated items/issues. Janna Chiappetta advised that she had exchanged emails and suggestions with Marty Guinn and will assist in the review of the By Laws for changes.

-New Business- Chanin Waterman requested to obtain an overview of the well issues within the community for presentation to HOA members at the October 2024 annual meeting. Since the community and wells are 25+ years old, there are different issues with each of the wells that extend beyond routine maintenance and filter changes. Currently, the HOA is repairing wells when they have issues, however, there is no financial forecast for bringing all wells up to date for repairs. John Leder advised that he would be willing to obtain that information, along with

cost estimates, from the current well contractor. Chanin Waterman advised that she will assist in developing a presentation for the annual meeting.

-Mirrors on Hawkeye Trail-Janna Chiappetta inquired as to the status of installing the mirror(s) on Hawkeye Trail. John Leder stated he will meet with her to check placement of the mirrors for safety purposes.

John Leder adjourned the meeting at 8:17 pm.