



Timberwood Mountain Estates Property Owner's Association, Inc.

1 Timberwood Drive, Marble, NC 28905

<https://www.tmepoa.com>

TMEPOA BoD Meeting 10/18/2024

Meeting Minutes

Attendees: John Leder, Daniel Mills, Marty Guinn, Janna Chiappetta, and Chanin Waterman'

The meeting was called to order at 7:02 p.m. by John Leder.

-Signs The stone sign at the front of the community is in disrepair. Janna Chiappetta obtained a quote from the local sign shop for between \$5,000-\$15,000 to replace just the center sign. The cost of removing the existing damaged stone and replacing with stone matching the gate is approximately \$7,500. The cost for removing the entire sign will be obtained and the information provided to the community at the annual meeting, where members may vote to remove the sign or replace it eventually. The sign is located on Lot 1 and the HOA has an easement in the area of this sign.

John Leder advised that the sign located on Hwy 141 was installed by the Developer and cannot be replaced because the HOA does not have an easement on that property.

-By Laws Discussion Marty Guinn provided an overview of his recommended changes to the By Laws to include financial controls, term limits, and altering the Board structure. John Leder and Marty Guinn discussed the separation of well reserves into an account specifically designated for that purpose. The well reserve account is currently separated from the general fund. The Board agreed to continue the discussion of the changes at the next meeting and have the recommended changes reviewed by the HOA's legal counsel.

-Capital Plan Marty Guinn went over the Budget vs. Actual expenses for 2024 in detail to answer any questions from Board members. He noted that the amounts listed as actual expenses only included expenses through 10/17/2024. John Leder requested the document to be sent out today to the members. Marty Guinn stated that he will have to increase the budgeted amount for road maintenance to \$15,000 to accommodate for the continued cost increases of maintaining Hawkeye Trail. John Leder obtained a quote for two culvert drains on Hawkeye Trail from GA Mountain Grading. Marty Guinn advised that he looked into obtaining a bank loan for paving Hawkeye Trail, but the loan was denied.

There was a discussion amongst all Board members regarding the condition of Hawkeye Trail and future expenses. Currently, the cost of maintaining one section of the road is up to

approximately \$15,000.00+ per year, plus a yearly increase in vendor costs. Any cost increases by the vendor will most likely result in an increase in yearly dues for all residents, to ensure funds to maintain the road for the use of fire and emergency vehicles. It was noted that the cost of paving just that section of the road has deceased significantly. Several Hawkeye Trail homeowners have offered to pay approximately half of the paving costs, \$14,000.00. It would be possible to use approximately

the same amount from the reserves (\$15,000.00 usually spent on graveling) and fix the road, giving the HOA an increase of \$15,000+ per year to use on other projects. Over the past 10 years, the HOA has spent over \$100,000.00 on maintaining just that section of the road. It was agreed that the matter would be submitted to the members for consideration.

Marty Guinn discussed the 2025 budget, which will be finalized and provided to the members at the annual meeting. New expenses include two well hook-ups to accommodate the new construction homes and legal expenses for review of the By Laws. John Leder advised that new construction using Well 2 will require funds for a new pump to accommodate the increased usage.

-Wells John Leder provided an update on the work he had handled for the well system, in conjunction with the well captains' support. Well 7 is in good shape but will need an updated filtration system next year. Well water testing was conducted this year on the even numbered wells: 2,4, and 6. The odd numbered wells are scheduled for testing in 2025. He had tested the email systems on almost all of the wells on a monthly basis this year. To run further well tests would cost the HOA and additional \$75.00 per well per year (even and odd numbers tested during alternating years) and could be added to the annual well fee. This issue will be addressed at the next meeting after researching state recommendations.

-New Business

Texting System- Janna Chiappetta advised that the current texting subscription should not be renewed due to the fact it is difficult to use. The Board discussed it and agreed that getting word to members via committees, social media, and email were working well.

Gate signs/décor/budget- The gate has been decorated and landscaped by the Social Committee. The Board was very appreciative of their hard work and great ideas. The Committee has requested a budget for plants/mulch, etc. for 2025. The members of the Board all voted to approve a line item to be included in the 2025 budget for approximately \$900 for the social committee, however, the expense must be presented and approved at the annual meeting.

It was noted by the Board that according to NC General Assembly (G.S. 136-32, Page 1, Section 136-32), individuals must obtain owner permission before placing political signs on private property.

John Leder adjourned the meeting at 9:15 p.m.