

TMEPOA BoD Meeting 07/10/2025

Minutes

Attendees: John Leder*, Martin Guinn*, Janna Chiappetta*, Charles Larsen*, and Chanin Waterman*

Absent: Daniel Mills

*denotes Board Member

Guests: Mike Eiffert and Stephanie Atencio

The meeting was called to order by John Leder at 7:01 pm. Mike Eiffert requested to speak at the meeting regarding his shared driveway. Stephanie Atencio requested to be present for the meeting. The guests were advised of the protocol for the meeting.

-Presentation by Mike Eiffert

Mr. Eiffert had previously provided an email to the Board members, along with multiple attachments to request HOA funds to repair his shared driveway. He shares a driveway with the owners of Lot 40 and the driveway is asphalt. He provided a summary of the actions of previous Boards relative to his request for a decision on shared driveways. According to the CCR's the shared driveways are the responsibility of the HOA and he obtained a legal opinion from the HOA attorney advising of the same. He mentioned a CCR revision, which would require a community vote with 67% of the owners to approve any changes. Mr. Eiffert alleged that his driveway was damaged last winter by a snow plow. He advised that he will be making the repairs himself and submitting an invoice to the HOA for reimbursement. John Leder advised that the driveway was in good shape and the HOA would not accept a reimbursement request. Mr. Eiffert noted that his driveway was not paved by the developer, but paved by a previous home owner using private funds. He then exited the call.

John Leder provided a history of the paving of that shared driveway and mentioned the previous homeowner's decision to use his own funds for the paving upgrade. John noted that the paving of the driveway was not done by the homeowner, as at the time there were no houses, neither Eiffert's nor Coene's. It was done by the original lot owner before the HOA was formally turned over to the lot owners in October 2009. It was already paved when John began looking for land in 2005. The opinion from the HOA attorney does not address the HOA being responsible for driveways or access road that are upgraded using personal funds of residents. No one on the Board received any notification about Mr. Eiffert's damage to his driveway by a snowplow over the past 7 months. Accordingly, the Board did not vote on this matter and John Leder will approve an email to Mr. Eiffert stating such.

-Foreclosures

A quick discussion was held by the Board regarding a potential foreclosure on Lot 6, a lot owned by the developer. The lot may not have a septic permit and be non-buildable. Due to the costs to the HOA involving initiating a foreclosure action to include attorney's fees, engineering fees, property taxes and other costs, it was decided that this was not feasible at this time. Charles Larsen emailed the attorney to obtain a cost estimate for a future foreclosure action and the request was pending a response from the attorney.

-By Laws Update

Marty Guinn previously provided an email to the Board regarding suggested proposed changes to the By Laws to include: term limits, selection of a chairman for meetings, rules for expenditures, etc. These items were previously discussed however; they are not currently in a format that is suitable for attorney review. John Leder had sent out an email last August to the Board incorporating these changes in a draft. Marty suggested the formation of a sub-committee to finalize the document. John recently updated the list of officers for the attorney. He mentioned that the changes could be enacted by Board vote. Charles stated that the draft By Laws contain interchanging references to Officers and Directors and those references are confusing to the reader. After a short discussion on the budget shortfalls and the upcoming Board/Officer elections in October, it was decided to postpone this project until the new Board begins their term.

-Long Term Paving Fund

Marty advised that with the allocation of \$10,000 to the paving fund each year, it will take a number of years to save enough to complete the paving projects discussed at the Special Assessment meeting. He suggested a dues increase of approximately \$250-\$300 per lot owner over the next 5 years, to fund the long-term paving fund and suggested that the projects could be done in stages. There was a discussion amongst all Board members regarding two components affecting a potential dues increase: the long-term paving fund and the increase costs in landscaping for the following year. John mentioned that tree trimming was going to be an item for 2026 and since Hicks Landscaping has not increased costs in the past 3 years, it would most likely happen soon. It was noted by the Board that we needed to collect enough to pay our fixed expenses and begin saving for the inevitable paving issues on the horizon.

-Well Insurance

Marty spoke with the HOA insurance agent regarding obtaining insurance on the 7 wells within the community. Insurance in the amount of \$10,000 per well would be a few hundred dollars per year, but he is waiting on an exact quote.

-2025 Budget/Dues

Marty provided an overview of the current financial picture of the HOA. There were 2 homes that paid the well fees and one paid the impact fee, increasing the funds. Due to the cost of the recent crack filling on the paved roads, the road maintenance budget is \$900 short. All remaining road maintenance for the year will need to come from the paving reserve fund. The wells continue to run over budget. There was a discussion, with all Board members contributing, regarding the use of the remaining paving reserve funds for either the repair of the beginning of Hawkeye or to continue with crack filling. John advised that the crack filling could pick up in the Spring.

Crisp had previously quoted \$11,315 to repair the damage at the beginning of Hawkeye, where a section of asphalt was missing on the right and the left side was cracking off. Due to safety issues, everyone agreed that the Hawkeye repair should be the priority. Marty made a motion to have Crisp do the Hawkeye repairs and it was seconded by Chanin Waterman. The vote was unanimous to fix the road. Marty then made a motion to establish a paving reserve fund to handle both capital improvements on roads and road maintenance. The motion was seconded by John and the vote was unanimous in favor.

-2026 Budget/Dues

Marty and John discussed a dues increase for the next year. The increase needs to account for the increase in the landscaping contract as well as the costs associated with clearing ditches. The tree trimming, which is expensive, has not occurred in several years and it would not be a fixed cost after this next year because the trimming is not a yearly project. John suggested increasing the landscaping budget to \$30,000. The well maintenance budget will be increased from \$5,000 to \$10,000 due to the continued yearly cost overruns. The gate committee has not used all of their budget for the year, but their work is greatly appreciated by the Board. The Duke energy budget may need adjusting for the next year and Marty will maintain \$2,000 in the legal budget.

Marty will draft an email to the Board incorporating the potential categories for an increase and include information about the paving reserve increase so that some of the paving issues can be addressed to include upper and lower Timberwood.

-Elections/Meeting

Chanin Waterman reserved the Peachtree Community Center again for the yearly meeting. John noted that this is an election year.

A motion to adjourn the meeting was made by Charles Larsen and seconded by Chanin.

The meeting was adjourned at 8:47 pm.