



Timberwood Mountain Estates Property Owner's Association, Inc.

1 Timberwood Drive, Marble, NC 28905

<https://www.tmepoa.com>

TMEPOA BoD Meeting 10/16/2025 & 10/18/2025

Minutes

Attendees: John Leder, Marty Guinn, Janna Chiappetta, Charles Larsen, and Chanin Waterman.

Absent: Daniel Mills

-The meeting was called to order by John Leder at 7:04 p.m.

-Marty Guinn started the meeting with a recap of the TMEPOA Budget as of 10/11/2025, noting \$63,664 in credits to date. The debits included \$15,000 in landscape maintenance and \$13,000 in road maintenance. There is an upcoming additional expense for grading Hawkeye Trail. The category of well maintenance had the biggest cost overrun and there was an increase in the power bill. He projects spending approximately \$70,000, with credits of \$65,000.00, ending the year with a negative variance.

In 2026, two new homes will begin paying water dues and the landscaping contract has increased for 2026 to \$2,800 per month plus the additional costs of tree trimming. He made separate budget items for gravel and paved roads. He recommended that the new Board of Directors commission a study to calculate a recommendation for reserve funds. The study would take into account the age of both the wells and the roads.

-John Leder advised that Well 5 is dangerously falling backwards off the mountain and would need to be fixed immediately. He also prioritized crack filling for Timberwood Drive as soon as possible to prevent additional damage to the paved roads.

-John mentioned the additional projects for 2026 that would include fixing the lower portion of Timberwood Drive and the expense of approximately \$17,000 for just that section and upgrading Well 2, once the additional home was built next year.

-Janna Chiappetta noted that a dues increase can only happen once a year, unless a Special Assessment is passed.

-The entire Board discussed a potential dues increase for 2026, the fact that the budget this year is in the negative and there are no reserves. The discussion prioritized tasks for 2026 and

everyone decided that the two most important projects are to Well 5 and completing the crack filling on Timberwood Drive. The other projects would have to be put on hold. Marty noted the rising costs of both labor and materials for 2026.

-Charles Larsen noted that one of the comments for the budget required modification as to the lot owner.

After the discussion of different amounts for the dues increase, the Board will recommend an increase of \$400 for lots and an additional \$100 for wells. Marty will update the budget for distribution at the annual meeting. The budget, when completed, will be emailed to the Board for a vote to include the dues increase, via email.

-As a part of new business, Janna and Charles noted that Hawkeye Trail needs to be re-graded. Marty advised that he is waiting for an estimate from the contractor.

-There is little interest from the residents to serve on the HOA. Chanin will send a meeting reminder and request nominations in an email prior to the annual meeting. There was a brief discussion about hiring a Property Manager in lieu of having a Board and passing the costs on to the owners if no one volunteers to serve.

John made a motion to end the meeting at 8:35 pm.

NOTE:

On 10/18/2025, in an email vote, the Board unanimously approved the 2026 Budget, to include the dues increase of \$400 for lots and \$100 for wells.