

Annual Members Meeting Minutes of July 20, 2024

Board members present: Bo Wallace, Dave Morrison, Ben Boren, Mark Tokay.

Absent: Anthony Thogmartin, Tom Helock, Chip Law.

Members present: David Urion, Jeff Krutoy, Mary Krutoy, Mike Carrier, Jerry Milbourn, JoAnne Milbourn, Rita Clement, Joni Lawler.

Call to order by Bo Wallace

Financial report by Ben Boren which flowed into the road report. Jerry asked about legal fee. Bo explained easements, and legal costs to dig deep into our HOA history. Then there was some brief talk about some trees hanging and Duke Energy not willing to cut them. Then Ben spoke of the cost of a retainer fee of \$5K and why we chose our current law firm. Then Ben talked about the Ramsey easement. Bo added more to the Ramsey discussion. Ben added further explanation. Bo continued and explained that the Ramseys told him they have no intention to develop the land that has the legal easement. Bo then explained the Gate cost with unlimited remote control capacity. Ben explained the legal, professional fees contained in the report.

Road Report Ben explained the considerations made when deciding upon road repairs and paving. He mentioned why we bought a mower for \$1,500, saying it's cheaper in the long run. There was mention of Firewise. Amy Wallace is no longer the contact for that. Discussion of using Chad, a long time rock and gravel hauler for us, and how we are trying to be as efficient as possible and saving the HOA money. Bo explained maintenance of the sides of the roads, using Corey and our mower. Ben spoke of the State money we had hoped to get, thus the inclusion of road repairs if we got the money, which we didn't. Ben explained items such as the repair and paving at Ray's Curve, how we moved the road further into the bank side. He re-stated we are trying to keep costs down with mowing and trimming. He mentioned we are always wanting to add more mirrors when we can. We have a balance now of around \$37K, not enough for more paving this year. So we'll add that amount to what we'll have next year and pave and/or repair then. Jerry asked about fixing cracks in 7 places on Lady Slipper Trail, stating the paver, C.P.I. promised they would. Ben and Bo explained that we can't get C.P.I. to fix it, due to C.P.I. giving some excuse for not fixing it. So we can patch it ourselves and welcome volunteers to help with this. Mike asked if we are using C.P.I. again. We got quotes from 3 sources. C.P.I. was still the best option. But we aren't certain they really want to pave here due to a near death accident by a son when they paved Lady Slipper Trail. We then discussed the possibility of using BST.

Road Maintenance Budget: Approved unanimously

General Budget: Approved unanimously

Disposition of Residual Monies of fiscal year 23/24: Approved to move to Road M. fund.

Beautification Report: Mike finished the sign at Lytle Cove Road. Carriers caring for purchased phlox until time to plant this fall. Scot Lloyd will finish panels when he feels better. Mike and Juanita have been planting all along, but these perennials bloom and then are green rest of the warmer seasons, to come back next year and bloom again.

Ben explained that due to our homesteading by laws, we have a couple or more fewer assessments this year due to people combining lots.

..... election results next page.....

Election Results:

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For **Vice President** position: Dave Morrison 20 votes, JoAnne Milbourn 1, Joni Lawler 1.

For **Secretary** position: Anthony Thogmartin 18 votes, JoAnne M 1, Joni L 1 Dave M. 1.

For **Director at Large 3** positions: Ben Boren 21 votes, Chip Law, 19, David Urion, 16, Mark Tokay 10, Mike Carrier 9, Dave Barach 1, Holly Lugo 1, JoAnne M. 1

This means Ben, Chip, and David got the 3 highest votes and have been elected to fill 3 seats.

Proxy votes: Bo Wallace 9, Dave Morrison 1, David Urion 1, Jerry Milbourn 1, Mark Tokay 1