

Meeting Title |MINUTES

Meeting date | time *October 24 | 5:00 pm – 7:00 pm* | Meeting location *945 South Bay*

Meeting called by	Cordie Dorman	Cordie Dorman – President
Type of meeting	Initial POA Board Meeting	Larry Wilkins – Vice President
Facilitator	Cordie Dorman	Forrest Breyer - Treasurer
Note taker	Kelly Dorman	Kelly Dorman - Secretary
Timekeeper	Kelly Dorman	Gwen Stewart – At Large; Arch Cmte Chair
		Biz Burnette – At Large; Arch Cmte
		Sharon Clemens – At Large; Arch Cmte
		Joanne Batten – At Large; Pool Cmte Chair
		Jamie Corn – At Large; Roads and Grounds Cmte Chair
		James Falls – At Large; Dock Cmte Chair
		Ernie Clemens – At Large

AGENDA TOPICS

Called to Order | *5:07 pm* | Presenter *Cordie Dorman*

Time allotted | *Time* | Agenda topic *Reading of Minutes* | Presenter *Kelly*

Reading of Last Meeting Minutes: Secretary

Motion to Amend Meeting Minutes to add vote for Executive Committee and creation of committees made by Kelly Dorman, 2nd by Larry Wilkins

Motion to Accept meeting minutes with addendum; Motion seconded; Motion accepted

Time allotted | *5:22* | Agenda topic *Treasurer's Report* | Presenter *Forrest*

Reading of Treasurer's Report

Check written to Larry Wilkins for reimbursement – new leaf blower, gas can, and gas

Lots 990/991, 1030, and 960/961 purchased

Discussion of forming a membership committee “Welcome Wagon” – Cindy Breyer and Lacey Falls? Secretary will reach out to them before the next meeting

Cordie Dorman needs to go to BB&T to sign documentation for the POA account

Change of addresses need to be put in for utilities and POA information

Tim Bloedorn surrendered his debit card for the account

Motion to Accept Treasurer's Report subject to audit; Motion seconded; Motion accepted

Committee Budgets:	Cmte Chairs	By the next meeting
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Cmte chairs are to meet with treasurer to get an idea of past years spending so they can create appropriate budgets

Time allotted | 5:27 | Agenda topic *Membership Committee Report* | Presenter Cordie

Need to form a Membership Committee
Reach out to Cindy and Lacey

Time allotted | 5:30 | Agenda topic *Roads & Grounds Report* | Presenter Name Jamie

No report
Need to gather data and look at numbers; Needs assessment
Desires to put together a true roads and grounds committee
Need to get feedback from the community to garner needs and desires
Tim and Tony gave Jamie the chainsaw and leaf blower – both need repair
CLD: Without diminishing need to maintain roads, the “Road Fund” is a misnomer as we are required to maintain a Reserve Fund so need to budget for the Roads and separate out a Reserve Fund
 Desire to see cul-de-sacs completed this year
 Roads and Grounds cover common areas/grounds and roads
Jamie plans to get bids for roads projects
Tennis court tree removal bill is expected; haven’t received it yet
A question was asked: Is it private property owner’s responsibility to remove tree debris from their property? Consensus is that it is.
Concern over where to blow leaves/debris from the roads since home owners try to direct such
 R&G plans to work with the Architectural Cmte on some issues where there is overlap
Motion to Accept; Motion seconded; Motion accepted

Time allotted | 5:45 | Agenda topic *Pool Committee Report* | Presenter Joanne

Need to repaint at pool due to state laws for next season
Need new umbrellas due to poor condition of existing umbrellas
A desire to see items offered to residents rather than just throwing them away (recycle)
Sharon was investigating option of a water supplier; Believe we can go to the water company and get re-rated for non-sewer use
Saltwater pool conversion was examined but it is not feasible at this point due to age of pool (\$2100 to convert)
POA pays for pool supplies
Got new quote from another pool operator (Josh Godfrey) will explore other providers as well; Josh discovered our pool pump was not winterized properly so he took care of it while he was giving a quote

A concern was expressed that we do not desire to have people pay out of pocket for things and then reimburse them; The POA will purchase items needed directly and the cost will be taken out of the appropriate budget line item

*Treasurer will set up budget line items and the debit card will be used and returned to the treasurer with receipts

Tony's estimate for pool chemicals was \$700/\$800 when Sharon spoke with him about the "overspending" on pool supplies

The Board is aiming for each committee to have control over their own budget; This year is going to be rough for us as in many ways we are creating a new budget

Investigate other suppliers for pool needs

Still have two full buckets of chemicals at the pool which can be used next season

Jamie: Used left over chemicals when he did the pool and never had to buy new chemicals

It is consensus that overbudgeting is more beneficial this year to cover us and then if budgets are under the money can be moved to reserves, rolled over to the next year, or whatever is voted on

Motion to Accept pool report; Motion seconded; Motion accepted

Time allotted | 5:57 | Agenda topic Dock Committee Report | Presenter James

Lot of clean up needed; Seeking volunteers for a community workday

Go through United Rental to get a wood chipper and mulch wood (\$1400 for a week); Open mulch pile to the residents

FB: Maybe we should consider budgeting for emergency clean up? Consensus is that this would be appropriate.

Desire to create a committee to do clean-up on a volunteer basis was expressed by James; The CERT model could be looked to create an "emergency crew"

James would like to acquire the registry of boats from Brad Tattro; Charles Holder can also be contacted to see if he has the boats registered – Charles can also be contacted regarding info on when lake is lowered (so dock repairs and other items can be addressed) and issues with the dam

Suggested that we can explore renting out dock spaces and the fee would go into the Dock budget

Docks are a dumping ground so conversation would have to be had concerning "abandoned boats"

Vehicles at Pool – form letter to residents to contact pool committee to make arrangements or be towed (give 30 days); Tow company collects fees; Distribute letter via mail boxes in community and email – CD made motion to follow through with this; JC 2nd; Motion accepted – run proposed letter by legal counsel

Motion to Accept dock report; Motion seconded; Motion accepted

Action items

Person responsible Deadline

JF reach out CH

JF

By next meeting

Time allotted | 6:12 | Agenda topic Architectural Committee Report | Presenter Gwen

Planting season passed for this season

Gwenn had said that she'd clean out the beds and donate plants for the front entrance - Forrest said to contact Cindy as she likes to garden

JC: Crepe Myrtles need pruned in late winter; JC asked Larry to assist, Forrest volunteered to help

Forrest willing to donate landscaping items to the POA – just need some repair

LW: Suggested a clean-up day; Board agreed that this should be organized

Christmas decorations need to be updated

FB: 1004 tree hanging; Carolina Properties is the property management – this will need to be addressed as the tree presents a risk

Creation of templates for communications to be created and submitted to the Secretary so that there is one point of communication and everyone can be on the same page

Lines of responsibility will cross and committees and board members need to work together to achieve goals

JC: Desire to clarify responsibilities; Would it be cheaper to buy a mower and have him do the work; Get quotes on landscapers and estimates on buying a mower and shed to secure it while he is working on his budget

Motion to Accept arch cmte report; Motion seconded; Motion accepted

Time allotted | 6:37 | Agenda topic Old Business | Presenter Cordie

Covered Reports; No Old Business

Time allotted | 6:38 | Agenda topic New Business| Presenter Cordie

No new business not covered

Time allotted | 6:40 | Agenda topic General Announcements| Presenter Name

Membership and Social rather than just membership committee

Forrest needs budgets by 2nd week in December; Try to meet with Forrest and have budgets ready for the Nov meeting (date TBD) so they can be reviewed

Social committee: Larry will donate a hog and cook it when a social event can be arranged

Sharon asked Forrest about scanning receipts and minutes; The process is started but there were technical issues

CD asked Forrest to be joint CTA rep with him; Meeting on Tuesday, Nov 6

JF recommends no one sitting on the board have a proxy; Board agrees

Covenants and By-Laws committee led by CD to be formed; Getting C&BL from other communities to use as reference points

FB is there any information as far as set-backs? Architectural Committee has some guidance but it is vague; Docs received from previous Board for the Arch Cmte need to be reviewed

Motion to end discussions; Motion seconded; Motion accepted

Time allotted | 6:54 | Agenda topic Architectural Committee Report | Presenter Name

Motion to Close Meeting; Motion seconded; Meeting Closed