

BOARD OF DIRECTORS MEETING

June 12, 2020

Board Members present: Mike Piacentino, John Breeden, Bill Baecker, Bruce Little, Steven Arrowhead, Jeffrey Simek and Ginia Morfe

Also present: Julie Gonzalez

A quorum of the Board of Directors was established

The Board of Directors Meeting was called to order at 9:00 AM by Mike Piacentino

Report by Road Committee – Dick Pederson and Sal Fatigate;

Sal Fatigate (resident volunteer) and Dick Pederson (Roadway Committee chair) presented the final draft of the Roadway Maintenance and Repair Master Plan in order to move forward.

In summary -Recommended plan is to crack fill this year and the next 4-7 but hold off on major repairs as long as possible unless the failure presents a danger. The committee recommended that Burnette's Paving Company, Inc. of Nebo be authorized to complete the crack filling and "Gator" repair for all roads in 2020. The cost is within the budgeted amount of \$65,000.00.

We reached out to two other road paving contractors but neither was willing to bid this project in the time frame that we requested.

They also recommended ECS Southeast LLP Engineering consultant to review the latest draft of the Roadway Maintenance and Repair Master Plan for a professional evaluation. Work to be performed on an hourly basis in accordance with the rates indicated on the Fee Schedule that was included with their proposal (see attached proposal 31-6034-P, Dated 6/2/20). They anticipate total fees on the order of approximately \$1000 to \$1500.

The board agreed that the Landscape and Road Committee to work together on a plan for culvert and ditches.

Roadway Committee recommended plan is to fill crack and gator repair this year using the \$65K in the budget. Motion Ginia. Second John (Unanimous Approved)

Roadway Committee recommended latest draft of Master Plan be sent to ECS southeast for review. Cost not to exceed \$1500. Motion Steve. Second Ginia (Unanimous Approved)

Entered into executive section @ 11:00 am returned at 11:25am

Approval of the Minutes of the last meeting 05/8/20

A motion to approve the minutes of the 05/8/20 Board meeting was made by Ginia Morfe and seconded by John Breeden. Motion carried unanimous in favor.

Treasurer's Report

Bill Baecker provided an update on projected cash flows through the end of the year and highlighted the major items in the May financial statements. Bill discussed Commercial Property and Liability Insurance proposals and recommended to renew with Auto Owners Insurance because of the higher liability limits offered. Vote on Commercial Property and Liability Insurance to renew with Auto Owners Insurance. Motion Bill. Second Mike (Approved)

Manager's Report

Julie Gonzales, Property manager presented the following items for discussions/actions:

Reserve Study

Two proposals received to provide a reserve study from Reserve Advisors and Association Reserves. No action taken at this time. Tabled

Intersection of Grandview Peak Drive and Grandview Peaks Loop

Sent a letter to Steven Post of Lot 14 asking if they would agree for the association to trim the small section of their lot that is currently obstructing the view on the curve at GVP Drive. The owner responded that they are in the processing of selling the lot and would ask that we wait until after closing to discuss this concern with the new owners. Tabled

Waterfall Pump

Dean Taylor appointment to Landscape Committee for water fall pump maintenance. Pump for the waterfall ordered and received by Dean Taylor. Motion to appoint by Ginia Morfe. Second Bruce Little Motion carried unanimous in favor.

Carolina Carpentry License

Received an email from Mike P and Kevin P concerning Carolina Carpentry's license. Contracted the NC Dept. of contractors licensing and found that their license is still active and they have three (3) complaints filed against them at this time. (Information Only)

Electric Trench Lines

Kevin Power reported that on Lakeside Trail below the north end of the lake between 520 and 524, there is some erosion along the electric trench lines. It was determined that in the past GVP would be responsible for road repairs due to erosion. Julie to contact Rutherfordton Electric and ask them to repair the area

Code for vacation rental

Will a 2nd code be issued for vacation rental occupants? Yes (Gate Committee assigned to this action.)

Mailbox for Scenic Vista

Todd Black advised that we need another mailbox for Scenic Vista. Bruce Little checked with Gary Gibson who repaired the old box that was replaced. Gary Gibson has box ready for pick up.

Kayak Rack

Received an email from Charlotte Elliott asking why the kayak rack was not permitted.

Lake Committee had decided last year not to place a rack at the Lake due to fact that there would be pressure to store other items would at the lake (e.g. rafts, paddle boats, paddle boards, etc). Julie to respond to Charlotte- Storage at lake of recreational items -Tabled

Owners that have not paid for the 2020 assessment

Discussed the seven Lot Owner situations and responses to inquiries. Do we send pre-lien letters to Lot Owners?

Motions to send pre-lien letters to five owner's two owners were tabled for now. Motioned by Jeffrey Simek. Second by Bill Baecker. Motion carried unanimous in favor.

Mailbox on Mountain Vista Dr and Night Sky

Question? Should mail box on Mountain Vista Dr and Night Sky be moved closer to the roadside? Yes Richard Hespe is volunteering to move the concrete slab and box at no cost to the community. John Breeden to manage with Rich

Gazebo Repairs

Ronnie Wright inquiring if the Board has plans to fix the gazebo located on Table Rock Drive. Board is aware (Mike Piacentino to handle)

Enclosed Utility Trailers

Received a concerned email from Cathy Ruhlen concerning the home on the corner of Mossy Oak and Adirondack having stored trailers on their lot. Forwarded email to the covenants committee. Covenants require screening for RV's and campers only. These type of trailers are permitted under the current covenants. (Information only at this time)

COVENANT COMMITTEE RECOMMENDATION:

Lot 368 – committee recommends continued fines. \$962.00 accumulated in fines. Paid \$310.00. Do we continue fines? YES

Lot 321 – committee recommends fines. Per Kevin Power: Property Owner responded that he has been in contact with Carolina Carpentry, and has advised he is still a client, and working with Jason on finishing his project. As a result, Lot 321 remains in violation, and we await an update on his completion schedule. Fines to date \$340.00. Do we continue fines? YES

Lot 451 – committee recommends fines. Per Kevin Power: Property Owner has indicated he has relieved Carolina Carpentry of his responsibilities, retained legal counsel, and is actively seeking another contractor to complete their project. As a result of this new information, Covenant Committee recommends ending the violation associated with this property as of June 8. A new contractor, when selected, will restart his completion schedule. But we will deal with that when it becomes known. Fines to date \$340.00. Do we continue fines? NO (Board will waive fines at this time if the owner will procure a new permit/contactor within 6 months)

OLD Business

Lake Erosion Project Update

Completed first phase

Pavilion Lighting Project Update

On hold till Engineering firm and County resolve permit issues

Gate Project / Open Hours Update / RFID's Tags

Motion to accept Gate Committee recommendations presented by Simone Morfe by Mike Piacentino second Ginia Morfe Motion carried unanimous in favor. RFID tags in mail to POA. They will be given to Gate Committee when they arrive.

Water Fountain Update

Pump ordered and sent to Dean Taylor for install.

Mulch Project Update -Additional mulch is on site

HOA Website Update No action

NEW Business

Appoint Board members as liaisons for Committees:

Mike Piacentino

Waterfall Committee, Gate/Access Committee, Roadway Committee

Ginia Morfe

Internet Project, Social Committee, Nomination Committee (as per By Laws)

Bill Baecker

Budget Committee

John Breeden

Architectural Committee, Roadway Committee

Jeffrey Simek

Communications Committee, Covenant Committee

Steven Arrowood

Landscape Committee, Lake Committee

Bruce Little

None at this time

Motion to accept committee liaisons By Mike Piacentino second by Ginia Morfe Motion carried unanimous in favor.

Rules & Regulations Update (Bruce requested Resending to him for review)

Board Handbook Creation / Position Duties (Under Construction)

Committee Request

Ginia Morfe presented the Internet Project Teams current status

- John K invited team members and held first meeting on 5-29-20 .
- Developed a Mission Statement for Internet improvement. Agreed to assess capacity and capability of existing service from Frontier as a first step.

Frontier – NO LONGER AN OPTION

- John spoke multiple times with Frontier
- Frontier invested in infrastructure for GVP (fiber to gate) – this was part of the government funding to increase internet access within NC
- Frontier gave GVP a proposal 2 years to increase the number of central stations throughout GVP , guaranteeing a minimum of 10 Meg Download at the far reaches of the community
- They invested time and money on proposal and never received a response from GVP

Frontiers "official " response was: “We will not accept an RFP from GVP at this time

SPECTRUM:

- They invested time and money on proposal and never received a response from GVP
- John has spoken to Spectrum multiple times and has built relationships with Spectrum personnel
- They may still be willing to work with GVP

Ginia Morfe presented the Internet Project requested whether or not to proceed with Spectrum as an option as an internet provider based on what we know today. Motion was made to proceed with Spectrum as a possible provider by Ginia Morfe, Second by Bill Baecker

Six against, one in favor. Motion did not carry

Meeting Adjourned

Motion Steve Second Mike (Voted on Approved)

Summary of Decisions Made

Road Committee recommended plan is to crack fill and gator all roads this year using the \$65K in the budget. Motion Ginia. Second John (Unanimous Approved)

Approved latest version of Roadway Maintenance and Repair Master Plan be sent to ECS southeast for review. Cost not to exceed \$1500. Motion Steve. Second Ginia (Approved)

Pre-lien letter to be sent to those who have not paid 2020 Assessment. Motioned Jeffrey Second Bill. (Approved)

Board has plans to fix the gazebo located on Table Rock Drive. Motion Jeff. Second Bill (Approved)

Julie to write letter explaining decision to Lot 451. Motion Mike. Second Steve (Approved)

Internet Project to continue talks with Spectrum based on what we know today. Motion Ginia. Second Bill (Not Approved)

Vote on Commercial Property and Liability Insurance to renew with Auto Owners Insurance. Motion Bill. Second Mike (Approved)

Dean Taylor appointment to Landscape Committee for water fall pump maintenance. Motion Ginia Morfe. Second Bruce Little (Approved)

Motion to accept Gate Committee recommendations presented by Simon Morfe. Motion Mike Second Ginia (Approved)

Motion to accept committee liaisons. Motion Mike, Second Ginia, (Approved)

Submitted by: Bruce Little (Secretary)