

Board of Directors Meeting

March 12, 2021

Board members present: Mike Piacentino, Bruce Little, Kevin Powers, Donna Michelsen, Bill Varney, Charlotte Elliott, George Krul, Jeff Simek

Also present: Julie Gonzalez

Guest: Bruce Fisher

A quorum of the Board of Directors was established.

The Board of Directors meeting was called to order at 9:07am by Mike Piacentino.

Presentation by Bruce Fisher on the Road Safety Committee's Report. Committee identified safety issues including speeding and line of sight concerns at specific intersections and road curves. Committee recommendations of mowing grass and trimming and/or removing bushes will be addressed in the landscaping contract.

Motion to approve minutes from 2/12/21 by Jeff Simek and seconded by Kevin Powers. All in Favor.

Financial Review:

- A new account was opened up at TD Bank in Rutherfordton. Reserve money was deposited into the new account.
- The first installment of the settlement money has been paid to GVP Landscaping.
- The new monthly contract with GVP Landscaping is now in place.
- One Impact fee has been collected this year.

Manager's Report:

- Lot 47 sinkhole is still being monitored.
- The gate committee is reviewing gate vendor code recommendations.
- Revised ARC application for lot 451 is pending approval.
- According to attorney Erin Dunnuck, in order to amend the C&R's to reinstate restrictions on fencing, propane tanks and pool screenings, the association would need 67% affirmative vote.
- Discussion: How to maintain requirement of natural materials used for fencing now that this requirement is no longer enforceable.
- Discussion: Can we combine all editions of the C&R's into one cohesive document?

- Discussion: Liability exposure caused by volunteer projects. Many of these jobs can be covered in existing professional contacts. Recommendation to have all volunteers sign a liability waiver before engaging in work in the community.
- Todd Black will turn over 6 common area Deeds to the POA. Todd Black will reimburse the association for legal fees associated with the transfer.
- Once reviewed and finalized, the Board will publish a document outlining the road easement maintenance and responsibilities of the property owners and the POA.
- The privy's septic will be cleaned in April.

The Board entered Executive Session at 10:52am to discuss building permits at Lot 70.

The Board exited Executive Session at 10:59am.

- Discussion: Property owners are in violation of Section 1 of the C&R's if they only have a shed and NOT a residence on a Lot not contiguous to the Lot with their residence.

Motion to ratify the email vote and approve the GVP Landscaping Settlement Agreement and Landscaping Maintenance Contract made by Jeff Simek and seconded by Charlotte Elliott. 6 (six) in favor. 0 (zero) opposed. 2 (two) abstentions - Bruce Little and Bill Varney.

Motion made by Bill Varney and seconded by Bruce Little that 1 (one) Board member reviews and approves the recommendation of the Architectural Review Committee. All in Favor.

- Foreclosure of Lot 187 – if no one comes forward to claim or purchase by March 20, 2021, the POA will take ownership.
- Communication Committee will publish notice to community that Star link is now available in GVP.
- Nominating Committee: Open seat has not been filled. Email notice will be sent out monthly to the community.

Committee Updates:

Communication Committee – website will continue to be updated. Landscape Litigation section will be removed. Breaking News section has announcement of the landscaping settlement agreement. All answers to questions directed to the Board regarding the settlement should be Board responses.

Landscaping Committee – new contract is in effect – monthly reports by Gary will be given to the committee and shared with the board.

Lake Committee – Concrete pad for trash receptacle will be poured by GVP Landscaper.

Social Committee – Covid restrictions are easing. Social Committee can start to plan community functions.

Roadway Committee – Roadway inspections have been completed.

Discussion:

Add to agenda for next board meeting – find out how Grandview Peaks POA is organized.

501c(3)

Limited Liability Corporation (LLC)

OR another 501c designation

Motion to adjourn by Charlotte Elliott and seconded by Kevin Powers at 12:48pm.