

Board of Directors Meeting

July 9, 2021

Board members present: Jeff Simek, Kevin Powers, Donna Michelsen, Charlotte Elliott, George Krul. Greg Dempers, Bill Varney

Also present: Julie Gonzalez

The meeting was called to order at 9:06am.

Motion to approve the minutes from June 11, 2021 made by George Krul and seconded by Charlotte Elliott. All in Favor.

Motion to approve the minutes from the July 6, 2021 special meeting made by George Krul and seconded by Charlotte Elliott. All in Favor.

Financial Review: 2022 Budget preparation:

- Requests from landscape, lake and road committees were received and reviewed.
- Recommendation to fund the reserve account at 8% increase.

In order to fully fund the budget for 2022, the annual assessment is estimated to increase from \$985/year to \$1148/year per property owner.

Three changes largely affected the budget:

1. A reduction in the number of properties that can be billed from 450 to 442.
2. New landscape contract (which includes more services) is costing more.
3. Increase in recommended contribution to the reserve account.

The proposed budget is subject to further Board review. A communication summarizing the budget will be sent out to the community prior to the annual meeting in October.

Manager's report:

- Change in gate codes will be delayed until after the hinge replacement which is scheduled for July 18, 2021. New target date for the change in codes to take effect is following the Labor Day holiday.
- Second notification for the expected July 18 gate closure will be sent to the community next week.

- Lake use policy: There is currently no restriction that requires guests to be accompanied by the property owner. Lake use and potential abuse to be monitored by the Lake Committee and Board for potential future action.

Discussion on inviting residents to occasional “Town Hall” meetings to discuss specific issues and solicit ideas. The Board agreed to tentatively schedule a Town Hall gathering following its August meeting.

- Phone conversation with attorney Erin Dunnuck regarding the title transfer for common areas by Todd Black to GVP is scheduled for Monday, July 12, 2021.
- Lot #187 foreclosure: Check to the POA for the reimbursement of costs is expected next week.
- Covenants Committee requested that notices be sent to owners of Lots #220, #395, #412, and #375 asking that they attend hearings scheduled for July 17, 2021.

The Board entered Executive Session at 10:25 am to discuss a legal matter.

The Board exited Executive Session at 10:32am.

- Volunteer waiver form is available. However, it may no longer be needed since many of the more physically challenging tasks requiring heavy equipment are now being performed by the landscape contractor.

Old Business:

Road repair on Coal Pit Mountain Road: Road Committee liaison reached out Carolina Express Paving. Targeting repairs for the beginning of August.

New Business:

Motion to adopt revised Privacy Policy made by Bill Varney and seconded by George Krul. All in Favor. Policy will be posted on POA website.

Proposal to amend to amend Article II Section V of the By-Laws was withdrawn.

Transfer of mailbox keys and mailbox assignment procedures to Bill Varney has been completed.

Restocking of fish at lake requested by the Lake Committee: Possible topic for discussion during the proposed Town Hall meeting following the next Board meeting.

Motion to remove the following committees from under the direction of the POA Board:

- Communication Committee
- Budget Committee
- Technology Committee
- Waterfall Entrance Committee
- Social Committee

Motion made by Bill Varey and seconded by Donna Michelsen. All in Favor.

Note: Jeff Simek yielded the Chair to Kevin Powers for the purpose of discussing an inquiry from Rich Matzur.

Greg Dempers reached out via email to Mr. Matzur but received no response. Inquiry remains open.

Committee Updates:

Covenants Committee - Meeting Monday, July 12th, to prepare for the hearings scheduled for Saturday, July 17, 2021.

Landscape Committee – information regarding landscape contract is being transferred to Greg Dempers. A bullet point monthly report should be sent to the Board on current and open work orders.

Lake Committee – 3rd fountain is not operating. Julie will follow-up with Lake Committee chairperson.

Social Committee – notice will be sent to Chairperson informing them that they are no longer under the direction of the POA Board. The Board will continue to offer communications support.

Notification related to the re-sizing of the Board will be drafted and distributed by email to the community.

Motion to adjourn by George Krul and seconded by Greg Dempers made at 11:20am.