

Board of Director's Meeting

February 12, 2021

Board Members present: Mike Piacentino, Steven Arrowood, Bruce Little, Kevin Powers, Donna Michelsen, Charlotte Elliott, Jeff Simek, George Krul, William Varney

Also Present: Julie Gonzalez

Guests: Tim Burelle and Todd Black

The Board of Directors meeting was called to order at 9:02am by Mike Piacentino

Presentation by Tim Burelle regarding the hardened concrete at the base of the culvert across from Lot 99. Mr. Burelle was asking the Board to define and clarify whose responsibility it is to maintain the culverts and catch basins located on private property. Mr. Burelle was also seeking permission to leave to remaining concrete and to place rip rap in the catch basin at the base of the culvert in order to prevent further erosion.

Motion to inform Tim Burelle that placing rip rap in the ditch on his property to prevent erosion vs. removing concrete is an acceptable repair made by Bruce Little and seconded by George Krul. – All in Favor

Discussion with Todd Black:

- The Board sought permission from Todd Black to enter and maintain the “common areas” that are still owned by Mr. Black until this property is legally transferred to the POA.
- Using a map of GVP, Mr. Black clearly defined which common areas are the responsibility of the POA to maintain. The hiking trails are located on private property but with a right of way defined on the deed – the POA is responsible for maintenance of the trail system. The easements (defined as 25 feet on either side of the center of the road) are located on private property and the property owner is responsible for the maintenance of the culverts and ditches - they can do what they want as long as they do not impede the flow of water through the culverts.
- Clarification on the pre-approval process by the Board and the ARC. As of now, the ARC reviews the plans for new homes and home sites including additions to existing homes and construction of new structures. The Board and ARC do not have the right to require property owners to submit plans for pre-approval of compliance issues such as fencing, swimming pools and RV and tank screening.

Motion to form a Covenant Review Committee by Bruce Little and seconded by Steve Arrowood. All in Favor.

- Manufactured/Modular Homes: Todd Black's original intent was based on the home manufacturer's classification. Approval of specific plans by this board will continue on a case by case basis until possible future clarification.

Motion to approve minutes from 1/11/21 and 1/15/21 made by Bruce Little and seconded by George Krul. All in Favor.

Financial Review:

- New account at TD Bank in Rutherfordton. TD Bank recommends that executive officers be signers on this account.

Manager's Report:

- Sink hole by Lot 47 is being monitored. Road Committee is in process of getting estimates to repair damage.
- Gate Committee recommends changing the access code every 6 months unless there is an incident. Committee is working on specific definition of "incident".
- Violations on Lot 451: Homeowners submitted new ARC application – it is currently under review.
- Complaint by homeowner regarding Ice-Melt – Official Board response will be sent to homeowner.
- Bear Resistant Trash Receptacle – Lake committee to build form for the concrete pad.

Motion to proceed with foreclosure on Lot 32 & 33 made by Kevin Powers and seconded by Bruce Little. All in favor. One abstention – Bill Varney.

- Erosion in front of Lot 291 – inspection by Road Committee found no evidence of damage to the road but they will continue to monitor the area.

Old Business:

**The Board entered into Executive Session at 10:56 to discuss GVP Landscaping litigation.
The Board exited Executive Session at 11:18.**

- Approval of Revised ARC application – Tabled.

New Business:

The Board accepted the resignation of Steve Arrowood as Vice President.

Motion to nominate Jeff Simek for Vice President and seconded by George Krul. All in Favor. One abstention – Jeff Simek.

Motion to purchase one 18" sign ***Sharp Curve Ahead – Slow Down*** made by Kevin Powers and seconded by George Krul. All in Favor. One opposed – Mike Piacentino

Motion to cancel landscaping contract with Naturescape made by George Krul and seconded by Bruce Little. All in Favor. One opposed – Kevin Powers.

Motion to form a High Speed Internet Committee made by Bruce Little and seconded by Bill Varney. All in favor.

Motion to adjourn made by Mike Piacentino and seconded by Bill Varney at 12:12pm.