

Board of Directors Meeting

January 14, 2022

Board Members Present at a Zoom Meeting: Jeff Simek, Kevin Powers, Sandy Tierney, Charlotte Elliott, Bill Varney, Greg Dempers, George Krul.

Also present: Julie Gonzalez

The Board of Directors meeting was called to order at 9:03 AM by Kevin Powers.

Motion to approve Meeting Minutes from December 11, 2021 by George Krul and seconded by Jeff Simek. All in favor.

Financial Review: by Bill Varney

- Year end 2021 assessment fees were \$8k lower than budget
- Other revenues and fees were \$4k higher than budget.
- Total revenues were \$4k lower than budget
- Expenses for maintaining ground were \$30k higher than budget, due to the new contract started 2021
- Transfer of funds to the reserve was \$15k lower than budget
- Final net operating cash received and spent for 2021 was short by \$8k. The \$8k was funded by the operating cash left over from 2020 activities.
- The reserve balance at the end of 2021 was \$355k

Manager's Report: by Julie Gonzalez

- Mailbox purchase: recommendation accepted TO Purchase of 16-unit boxes, need 4 boxes - ~cost \$8700.00.
- 2023 there will be a need to purchase at minimum one box.

Motion: to approve by Bill Varney and seconded by George Krul. All in favor.

- NW – As requested the Board reviewed and provided its comments to the NW group on a draft evacuation plan for the community. The comments were well received by the NW group, who continues to work with local Emergency Management personnel on the evacuation plan. No further input from the Board is required.

Pending Issues:

- Gate codes: recommendation to simplify gate code procedure. George Krul will consult with the gate committee to finalize and streamline codes to be changed on a regular basis and a communication to the community will be developed.
- Title Transfer – email sent 1/10/22 to Todd Black and Lee Latimore for update.
- Collection of Past Due Accounts:
 - Lots 32 & 33 – Foreclosure document sent to attorney to process.
 - Lot 73 claim of Lien filed 11/14/20.

Covenant Committee Recommendation:

- The Board reviewed and recommended the continued violations for the following:
Lots – 220, 321, 375, and 395.
- The Board also supported the Covenants approach to one-time violations, in that property owners would be provided a "friendly reminder conversation" with official warning letter, followed by a hearing and potential fine (up to \$100) for a repeat violation. If the violation occurred in/on a property occupied by renters (VRBO, Airbnb, etc.) the owner would be ultimately responsible.

Administrative Updates:

- Emailed all 2022 assessment statements to owners who have provided emails. Per policy no late fees are assessed in January; Late fees commence February 5, 2022.
- Request for parking permits processed.
- Request for gate programming, new remotes or new RFID processed.
- Estoppel Letters prepared for closings and Welcome Letters sent.

New Business:

Committees with potential impact to the budget are requested to develop a long-term strategic plan for review early in the year in order for funds to be allocated as appropriate. This has already been developed by the road committee and has been planned for the lake committee.

- Treasury Direct – Julie Gonzales and Bill Varney are developing the details to ensure appropriate oversight and administration of the treasury direct investment account.

Next's month (February) meeting location.

- Decision to be made if another Zoom mtg will take place or meet in person.

Committee Updates:

Landscape Committee:

- Rocks put around Lake with needed to prevent erosion. 10 tons of rock completed.
- Greg Dempers working with Gary Gibson of GVP landscaping on new work orders. TBD

Lake Committee:

- Considering a means to automate filling of lake
 - concerns were raised about the need to be aware of overflow onto lake resident property
- Inspection every 5 years
- The board denied a request by the lake committee to submerge Christmas trees in lake Grandview to enhance fish habitat; this will be incorporated into the to-be-developed strategic lake committee plan.
- Small pond meeting being scheduled in Morganton; more details to follow.
- Greg Dempers will discuss with Gary Gibson the extent to which regular lake maintenance and equipment management is covered by the GVP landscaping agreement

Roadway Committee:

- Motion made and carried for Carolina Express to be awarded a contract for repairs on several sections of roadway based on an analysis of the bids received.
- Carolina Express will handle the snow removal for the anticipated storm.
- Storm alert and procedure for handling snowfall was issued.

Maintenance Schedule:

- Dam inspections annually – Completed last in April 2020 by Watermark Engineering. Next inspection TBD.
- Privy Chemical Treatment every 6 months – Last completed May 2021. Next service January 2022.
- Entrance Well – Change filters monthly or quarterly, depending on use. Last replaced December 2021.

Next Scheduled Board Meeting: February 11, 2022

Motion to adjourn at 11:18 AM.