

January 11th Board Meeting

9:05 Meeting called to order

9:06 Accepting of last 2 meeting minutes- Bruce motion/George 2nd All Approved

9:08 Financial report – Kevin reviewed and accepted

9:08 Member of Community joined the meeting- Dean and Susan Taylor

Manager's report-

A) Sink hole Lot 47 update- Engineer suggests culvert needs to be replaced- Kevin will get estimate of replacing

B) Gate Vendors Code- RFID tags need to be deactivated when someone moves out of the community.

- Remove RFID tags from the first blocked activated (Julie will have to activate each tag individually when someone purchases a new tag)

C) Culvert Erosion across from lot 99- Owner of lot feels he has done all he needs to do. Going to send lot owner a letter stating within 30 days it needs to be fixed. Lot owner has impeded the use of the catch basin that is maintained by POA

D) Options of funds to be put into CD (Before POA reaches \$250,000) We need another bank account so as to not exceed the \$250,000 threshold of the FDIC Insurance. Vote- Motion Bruce, Bill Second all approved

E) Lot 451 Construction Update- Neighbor Peter Lewis is not satisfied with the progress of the home construction. We have sent Peter Lewis an update and he is still not satisfied.

Kevin suggested we move him into violation status, with the expectation that by March 31st we have some progress. But with no permit we cannot put him into violation status!

Bruce suggests that Kevin go talk to Peter Lewis about clean up scheduled from the contractor. Kevin will reach out to Mr. Lewis and have a discussion.

F) Cluster Mailbox Update, 2 new mailboxes are on the way

G) Bear proof Trash Can- Lake committee will give location to Bruce to have pad poured

H) Hinge replacement is scheduled (End of January)

I) UTV driving in community. Has been addressed by George with Community Neighbor. Neighbor agreed that he will address it, and it will not happen again.

J) Gazebo Staining, will be addressed in executive session

K) Collection Accounts- All accounts have been contacted

Charlotte and Mike will take care of #4 (David Goodman) to set up payment plan.

#3 Danny / Darlene have not had any contact

l) Lot 368 Dix- Fine Appeal He Has asked for the fines to be returned

Motion- For GVP BOD to deny appeal and take no other action - Mike makes motion / Bill second
Vote all in favor

*We do not have a copy of the 501 C3 Certificate, IRS does not have a copy, we do not have a copy, Todd does not have a copy. This is preventing us from getting the state of N.C. from getting our sales tax back. \$1203 should be returned once we get the certificate.

Committee Updates

a) Covenants committee – Kevin Powers, no new business

b) Communication Committee- Jeff Simek New document for renters, residents and guest

c) Architectural Review- Bill Varney Bill is suggesting that the BOD be part of the review committee. Suggestion was emailed to all BOD members.

*Lawyer needs to look at all language in form to make sure it is a binding contract. Motion
Bruce / George 2nd vote all approve

*Board would be party to the application process. That way once the committee approves it, the board will then vote on it by email. Once its approved it will be ratified at the next board meeting.

* Motion made that the board will have final approval of all ARC applications. Motion made by Bill / George Second ... Voted all in favor

* Mike asked Bill to follow up on the WHITE HOUSE on the lake?

d) Landscape Committee- Bruce Little

* meet with head of the landscaping committee

e) Lake Committee- Donna Michelsen, no new business

f) Social Committee – Tabled for Covid-19

g) Nominating Committee – Tabled until August 2021

h) Roadway Committee – Kevin Powers – they are taking volunteers and dividing the community into Sections. Will follow the current Block System. Currently have 10 people

i) Gate Access Committee- George Krul, waiting to get in touch with Simeon

Executive Session 10:46am

- 1) MOU has been completed by attorney and has been sent to Gary's attorney**
- 2) Meeting with GVP Landscaping and Bruce Little/Steven Arrowood on January 2 2021. Worked on contract between both sides**
- 3) GVP Landscaping (Gary Gibson) emailed back several concerns and we have responded back to him with our answers.**
- 4) Jeff discussed the communication to be sent out to the POA once the settlement/contract have been completed. Discussion moved on and tabled until next meeting.**
- 5) Notifying NatureScapes of not renewing the contract for 2021. Agreed that will let them know, no later than Jan 15 2021.**

Executive Session ended 11:15am

Old Business

D) Responding to Community emails- Julie will direct the email to the appropriate committee liaison. Once the liaison receives the email they will discuss with the committee chair and report back to the board.

E) Leaf Removal, Roadway, Ditch and Culverts

Bruce presented a sheet describing the intended procedures for each subject listed above. Culverts under homeowners/Lot Owners driveways are the responsibility of the owners
POA will maintain culverts located on POA/Common Property

Meeting adjourned 12:05