

TROJAN HORSE PROPERTY OWNERS ANNUAL MEETING
JULY 28, 2018

Attended by: Gary and Katherine Weaver, Scott Harris, Doug and Terri Ferrell, Jack Stevens, Ron Barber, Harmon, Jordan and Trevor Hazelwood, Charlie and Ellen Vitale, Brad and Brandy Douglass, Gabe and Elizabeth Hatch

Meeting was called to order at 4: 33 pm

Reading of 2017 meetings minutes were read by Katherine Weaver and approved Scott Harris and Doug Ferrell.

Treasury report read by Scott Harris , approved by Brad Douglass and Doug Ferrell (see attached copy).

Old Business:

Motion to remove the requirement that a proxy be notarized from the by-laws THPOA, per Article IV Section 7. At this time we have 16 property members proxies notarized out of 31 property members proxies notarize required. During the meeting a question was brought up as to whether we had quorum, yes there are 50% of property owners who are members, no quorum required. A motion was made by Doug Ferrell and Ron Barber to continue trying to get all 31 proxies signed, but Gary Weaver and Brandy Douglass were opposed. The rest of the attendees were in favor of continuing. So at this time we will go forth and attempt to attain the remaining 15 notarized proxies.

A reminder to all not to use Bryan's Cove as an entrance, to enter via Trojan Horse Circle. Only use Bryan's Cove as an exit. If for any reason use 4 -wheeled drive . Several suggestion were made to fix this by : adding a gate that only opens to allow exiting (not for entering). Due to being another emergency exit this can not be closed. Brad Douglass did volunteer to email all who live near the exit or wrongfully use the exit as an entrance. Doug Ferrell and Gary Weaver were in agreement.

Re-paving of main road: Tri-County Paving Company estimates the cost for 500 linear feet x 15 feet wide at \$14, 500.00. This breaks down as follows \$ 12, 5030 for 2 inches of asphalt on 15 x 500 feet. \$1970.00 for pothole repair leveling course of asphalt. Tri-County did state that if they did use more asphalt then estimated, no change in the cost , but if they did use less then Tri-County would reimburse the difference. On July 11, 2015 at our annual meeting and on August 19, 2016 a special meeting it was agreed upon by those present and by proxy vote to maintain the paved sections of road by repaving.

After along discussion regarding maintaining gravel roads and paving . A motion was made by Charlie to have gravel roads scraped and ditches cleaned 1time per season. Starting at highest point(top of hill) and work downward. This motion was seconded by Brad Douglass and Brandy Douglass. Then a contingency to the motion was made by Ron Barber to get estimates from several companies prior to any work being started. This means per Charlie Vitale 7% of 3 miles of budget should be put aside (which is 1000 feet per year) . Both motions were agreed by all whom attended.

A Special Meeting will be scheduled in August to address the pavement (amount to be agreed upon from general fund) and reviewing the estimates for the gravel fund (make final decision).

A question was brought up regarding a 1 x assessment be made. Reason due to not all property owners being members this can not occur. If this were to occur for example \$500.00 x 89 property owners would generate \$ 44,500.00. This motion was not approved.

A motion was made to address the entryway of the Grogan's road near entrance of Trojan Horse. Per Harmon Hazelwood , he has noted animal trailers coming into and crossing

over the paved section and drive on to their gravel road (noting there is a drop of several inches) concern is wear/tear of the new pavement over the long run. What to do . At this time Doug Ferrell and Gary Weaver did agree to address and working with the road maintenance committee to alleviate this problem.

A question had been raised as to what happens to the contributions or donations that are given. If it is specified where your donation/contribution is to be i.e: general fund, snow fund, paving fund. Scott does make sure that the money does go the where it has been designated to go . If at our annual meeting we do collect money for the paving as we have in the past that is where the money is used. We do not have /can not have a credit fund. If the money you give is not designated to a certain fund. It automatically goes into the general fund to be used where needed. The money from the general fund may be used to supplement the paving fund, as contributions are not sufficient. Last year we voted to allocate \$ 8000.00 from the general fund to the paving fund.

At this time we are using Jakob Greene Construction as our road service. Since Duane Trivette is no longer able to provide a service to our community. We are also in contact with Moretz Brothers.

Brandy Douglass volunteered to work on membership recruitment.

A reminder to all members and contributors to the Trojan Horse POA payment of dues on a yearly basis should be received by May 1 of that year.

Regarding increasing the dues 10% this year. There was one yea by Scott Harris and 14 nays by remaining attendees.

Motion was made by Harmon Hazelwood to have 2 meetings per year , seconded by Gary Weaver and all attendees were in favor. Meetings for 2019 will be on January 19, 2019 time and locations to be determined. July 27, 2019 at Harmon and Jordan home 194 Deer Trace Lane. Meeting to start at 4:30 pm . There was Unanimous decision of all attendees for not picnic following next years meeting.

Road maintenance committee : Gary Weaver , Doug Ferrell, Harmon Hazelwood, Brad and Brandy Douglass.

Officers: President Katherine Weaver, Vice-President Doug Ferrell, Treasurer Scott Harris , Secretary Brandy Douglass.

Meeting was adjourned : 6:36 pm