

TROJAN HORSE PROPERTY OWNERS ANNUAL MEETING
JULY 27, 2019

Attended by : Gary and Katherine Weaver, Scott Harris, Joe Edd Jones, Ron and Linda Barber, Eric and Diane Sutton, Charlie and Ellen Vitale, Walt Stringer, Maggie Hendrix Foster, Jack Stevens and guest, Sara Bucherati

Welcome and Call to order: Meeting began at 2:37 pm.

Treasury Report: Scott Harris (Financial Summary report from July 28, 2018-July 27, 2019 available from Scott Harris). The report was read and a motion to approve was made by Charlie, seconded and agreed upon by all.

Updates within the Community:

(Increase of hourly rate from \$20 (2005) , \$45 (2015), \$65 (2019)).

David Hill has agreed to perform temporary (subject to his availability) road maintenance. Work includes only touch up (after rains, washboards, and cleaning culverts as able). David will not scrape driveways and /or entrances. Reminded David to turn in his time to Scott Harris (treasurer) to receive payment.

Snow removal in December 2018 after 20 inches by Jakob Greene (roads/driveways) cost of \$ 2,937.50. After contacting and meeting with a number of other companies, the information was given to all the officers. A decision was made by all 4 officers to accept the company GamCo. to provide snow removal, when the snow fall is 3 inches or more. (not to include driveways). The company GamCo will be scraping snow from the 2.5 miles of roads in our community at the cost of \$300 (lowered from their stated rate of \$350 because of proximity).

Numerous companies were contacted regarding the gravel roads. The estimates were given to all 4 officers.

- A. \$ 33,370.00 (grading, scraping, clean ditches, delivery of ABC crusher run 1110 tons, which equates to 74 tandem loads delivered at cost. 40 hours at \$85 /hour use time for motor grader.
- B. \$1,500.00 (grading , scraping , cleaning ditches) Does not include gravel.
- C. \$ 400.00 (grading , scraping , cleaning culverts; gravel extra).
- D. \$ 3,700.00 (grading, scraping , pulling gravel out of the ditches /cleaning ditches, delivery of 5 tandem loads of gravel). This did include labor at \$65 /hour.

A decision was made by all the officers at that time to use company D (Jeff Revis / High Country Paving LLC) After an unsatisfactory job especially with the ditches and noticing the cost of labor, we contacted Mr. Revis, 1 additional tandem load of gravel was brought due to initially only receiving 4 loads and to complete the scraping of all roads that had been missed initially.

Having to find a new company to perform the community road maintenance. Contacted several other companies in Avery, Taylorsville, Ashe, Watauga . Seth Osborne was agreed upon by the 2 remaining officers (with high recommendation by Charlie Vitale) . His estimate was \$2000.00 which includes scraping , grading and cleaning ditches. Gravel \$ 400/tandem load which does include haul fee. He charges \$65/hour for cleaning ditches using his track hoe at \$125/hour, if adding riprap at \$ 37.00 per ton. He will be available the beginning of August 2019.

Last year in 2018, \$8,000.00 was placed into the Pavement Fund from the General Fund after being voted on during the POA meeting of September 01, 2018. The rest of the cost would be made up from voluntary contributions from the community.

Contacted Tri County Paving regarding scheduling an appointment for estimate of paving and if there is an increase in cost from the estimate of 2018 which was 15'x500' for cost of \$14, 500.00. Per Tri County the cost would be increased ~ \$15, 000.00- \$16,000.00.

Contacted several other companies " too busy for residential work ". Jeff Revis from High Country Paving, LLC. Estimate \$11,400.00 for 15'x500'. Which paving was completed in June 2019.

Pothole/road committee: Walt Stringer volunteered to get the cost estimate for use of cold patch to fill all potholes (~8 bags) and Scott Harris volunteered to pick up and deliver. Walt will set up a date for volunteers to assist with pothole filling. Email will be sent out. A motion was made by Charlie and agreed upon by all.

Contacted several companies regarding having an estimate from an engineer regarding our gravel roads. ~ \$800.00. Eric Sutton volunteered to provide his expert services as an engineer on how best to fix our gravel roads.

Bryan's Cove enter/exit was brought up regarding damage from continual improper vehicle use at the entrance. In 2004, it was stated in the minutes of the meeting that, "you need 4-wheel drive in order to go up the hill without making deep ruts. Only 2 homes nearest the Bryan's Cove exit need to use it as an entrance because of the location of their driveways. All others can and should use the main entrance for Trojan Horse. Your cooperation is appreciated....."

A suggestion was made regarding the re-examining the idea of a gate at the entrance of Trojan Horse and Bryan's Cove. Concern regarding emergency /ambulance access. Further information to be obtained and presented and our next POA meeting.

Want to add a thank you to whoever trimmed the grass at the entrance of Trojan Horse earlier this season. We need volunteers to maintain this for safety with exiting/entering our community.

Cookie Fund Raiser and Ornament Fund Raiser: Brandy Douglass was not in attendance to give her report. Scott Harris stated that the treasury has received no money from either fund raiser.

Membership Recruitment Committee: Brandy Douglass was not in attendance to give her report/update.

A question was raised regarding the number of members at present. There are 45 members out of the 90 property owners. At this time we do not have 2/3 of property owners as members, which means that a total of 60 members would be needed to change the bylaws to require all property owners become members of the POA and amend any bylaws. But this is still under discussion due to having conflicting answers from the several lawyers. Unable to find statute in the North Carolina Planned Community Act Chapter 47F.

Reminder of paying yearly dues/contributions by May 1. If unable to pay full amount please contact Scott Harris at scott.harris@thpoa.org for payment options. There are 4 THPOA members who have not paid their dues as of today's meeting.

Increase of yearly dues 10%. This was debated upon regarding cost of continually increasing the fee. This fee increase is adjusted due to rising cost of services). A vote was taken;

Against : Walt Stringer, ~~Maggie Hendrix Foster~~ (note: non-member - vote void - SH), Eric Sutton.

In Favor: Sara Bucherati, Gary Weaver, Scott Harris, Ron Barber, Charlie Vitale , Jack Stevens.

Dues will be increased by 10% for 2020.

Plan to hold all paving of roads in 2020 until after July 25, 2020 meeting. Plan to work solely on the gravel roads.

Clarify each Fund that the THPOA has:

General Fund: all receipts are placed in this fund unless otherwise stated

Snow/Grass Fund was established in 2010 "the funds would be collected by contributions from the full and part-time residents that would be solely for snow removal in the winter and for cutting grass in the summer " changed in 2017 to Snow Fund only. (removal of the Grass Fund to allow homeowners to maintain their own property).

Paving Fund established in 2015, funded from general fund and contributions.

A comment was made by several who attended the meeting today that the negative emails need to stop, that more gentle (positive) emails need to begin. In order to increase communication will begin establishing a communication update on the THPOA website. Diane Sutton volunteered. In 2005 when the community became a POA there were 2 notices placed on the website (safety in our community) please see www.thpoa.org

New Business:

Update emergency contact list the volunteers were: Charlie Vitale, Scott Harris, Gary Weaver, Maggie Hendrix Foster, Linda Barber. Plan is to send a message by text (unless otherwise prefer phone call) please let the officers know.

Request to issue an updated Directory of Residence : which will include name(s), phone number, cell phone , email , address(es).

Develop with the emergency contact list a neighborhood watch. Plan to contact the Ashe County Sheriff Department to provide education to all who are interested. Signs to be at entrances of Trojan Horse and exit of Bryan's Cove.

Resignation from the road committee Gary Weaver, Doug Ferrell, Harmon Hazelwood. At time of this meeting we are unsure if Brad and Brandy Douglass are still on the road committee. Volunteers to assist on the road committee are Captain Eric Sutton, Diane Sutton, Walt Stringer, Dustin Petrey.

Election of Officers:

Secretary: Linda Barber (Brandy Douglass had resigned),

Treasurer: Scott Harris (he did offer if anyone wants this position but no one volunteered),

Vice President: Katherine Weaver (Doug Ferrell resigned),

President: Walt Stringer (Katherine Weaver resigned).

Next year's meeting will be held at Ashe County Library on July 25, 2020 at 2:30pm- 4:45pm. It was agreed by all to meet at the library versus having the meeting held at someone's home.

Adjournment at 4:48 pm

Respectfully Submitted by Katherine Weaver (President and Volunteer Secretary)