

Meeting minutes : July 13th, 2021

In attendance:

Scott Harris
Walt Stringer
Dustin Petrey
Michelle Hill
Scott Douglass
Karen Fletcher
Katherine & Gary Weaver
Wayne King
Nancy McKenna
Steven & Valerie Barmach
Sheena Hopkins
Jordan Hazelwood
Mitchell Cook
Jennie Jean Rielly
Tammy Yarborough
Jack Stevens
Ron Barber
Gabriel Hatch

Call to order at 6:34

Reported that Linda Barber resigned as secretary and asked if anyone was interested in taking over, starting by taking notes at this meeting. No volunteers.

Scott presented the financial report:

July 2020 general fund balance was \$16,206.33
Total income since then was \$18,567.24
Total expenses since then was \$7,820.75
Current amount in general fund: \$26,952.82

Dustin made a motion to accept the financial report, Nancy McKenna seconded and the motion was accepted by all.

The 2020 meeting minutes were read. Charlie made a motion to accept the minutes, Dustin seconded, and all were in favor.

Review of old business completed since the 2020 meeting:

- Dirt/ditch work to address water drainage in front of Carver's house
- Road work to address water drainage and gravel for the road next to the Ferrel's (between 354 and 428 THC)
- Dirt/ditch work to address water damage at Bear Cave as well as at Pine Tree

- General ditch clean out and road scraping/bringing gravel
- Dirt/ditch work to address drainage problems near 1084 THC
- Rented a vibratory plate compactor and filled potholes
- GAMCO snow removal serviced our roads 3 times this winter

New business:

- Quote received from Tri-County to repaving remainder of THC at the front: \$40K
- Quote received from Tri-County to address paved section by Mountain Ridge: \$20K
- While everyone is tired of the rough ride at the front of THC, it was decided to repair the dangerous, steep section of THC near Mountain Ridge Run.

Dustin made a motion to spend up to \$7000 to address the steep section of THC. The repair will consist of using a track hoe to tear up the asphalt that remains and haul the broken asphalt to 3 neighborhood properties that volunteered to accept the asphalt. After grading and shaping the road, and cutting water diversion swales, crusher run will be brought in.

Charlie seconded this motion and all were in favor.

We all agreed that we should engage the neighbors requesting more donations that would be dedicated to the repaving at least half of the front section of THC.

Other issues that were brought up during the meeting:

- A member questioned the wording of a real estate listing for the 17 acre lot across from the Ferrells. Is there anything legally preventing someone from sub-dividing that land?
- Land clearing has been observed on a 50+ acre lot that has access from Piney Fork road. Some members think they have been using THC to access Piney Fork with construction equipment. Is there anything we can do about this?
- Some members voiced concern about the sign pointing to the Grogan's 70 acre lot for a mobile home that is listed as 521 Trojan Horse Circle, even though the mobile home is not within our neighborhood. A lawyer was consulted around 2008 and his advice was that Mr. and Mrs. Grogan should be accessing their lot from Piney Fork instead of THC. The POA offered the continued use of THC for Mr. and Mrs. Grogan only, but not to their heirs. One of the main concerns about this 70 acre lot is the potential for future development. Several members are in favor of discussing this with a lawyer for advice.
- We discussed whether or not road maintenance includes snow removal.

The presence of a "paving fund" and "snow removal fund" has caused some confusion about whether or not snow removal is paid for by regular dues/donations. It was clarified that dues and unmarked donations would go into the general fund for repaving, pothole repair, snow removal, etc. However, people may donate extra and specify how those funds will be spent. E.g., if someone donates extra to the paving fund, those funds will not be used for snow removal.

It was suggested that we amend the bylaws to clarify what is included in road maintenance. This led to a discussion of amending the bylaws to remove the requirement that a proxy vote be notarized. We discussed convening a special meeting to hold a vote and it was suggested that we consult our lawyer to make sure we follow the proper protocol to amend the bylaws.

- Asked for volunteers for officers and mentioned that our bylaws require 4 POA officers. The office of Secretary is still vacant and we need a volunteer to continue legally doing business. No one volunteered.

- Scott Douglass made a motion that we adjourn. Dustin Petrey seconded the motion and all approved.

The meeting adjourned at 8:30 PM