

Minutes of the Annual Meeting of the Trojan Horse Property Owners' Association

July 10, 2023

7:00 - 8:30 pm

Via Zoom

Attendees:

Walt Stringer	Wayne and Carol King	Patrick and Lyndsay Osborne
Dustin and Daphne Petrey	Charlie Vitale	Tammy and Dale Yarborough
Scott Harris	Scott Douglass	Ron Barber
Eric and Diane Sutton	Rodney and Julie King	Katherine and Gary Weaver
Matthew and Sara Bucherati	Maggie and Logan Strech	

Meeting called to order at 7:05 pm by Walt

Vacant Position

Walt Stringer discussed the vacant position of Secretary. Diane Sutton volunteered. Motion to accept was made by Walt and was seconded by Charlie Vitale. Motion carried.

Financial Report

Scott Harris presented the financial report. While the fiscal year runs from January 1 through December 31, the report runs mid-July 2022 to mid-July 2023 to better account for winter snow removal:

\$13,325.22	Beginning Balance 7/11/22
<u>+ \$19,534.37</u>	Total Income (Dues, Donations, Contributions)
\$32,859.59	Subtotal
<u>- \$10,647.97</u>	Total Expenses (Road Maintenance, Snow Removal, POA Admin)
\$22,211.62	Ending Balance 7/9/23

Notes:

- The POA received donations to the Paving Fund from several people this year.
- Funds spent on snow removal for winter 2022-23 exceeded the amount received from membership, therefore, the Snow Fund will be replenished by the General Fund.
- Paving fund is currently \$1,411.01; donations would be appreciated.

Purpose of the POA

Walt gave a rundown of the POA's purpose for new residents:

- The POA is about road maintenance and safety ONLY.
- POA Members are property owners who pay dues; they have voting rights.
- Property owners who do not pay dues are not members and do not have voting rights. Any funds they donate to the POA are recorded as contributions.
- Annual dues are collected in the General Fund for road maintenance such as grading, clearing ditches, spreading gravel, and repairing the paved section of Trojan Horse Circle.
- In addition, the POA maintains a Paving Fund and a Snow Removal Fund that is funded by donations/contributions and are used for those specific purposes.

- When snow removal costs exceed the Snow Fund, the General Fund is used to make up the difference.
- The POA maintains a \$5,000 contingency balance.

Questions:

- Wayne King asked for the amount spent on snow removal for the past winter. Scott reported \$1,040 in snow removal labor. The POA did not purchase gravel to spread on the road during snow removal as three small stockpiles are available (Trojan Horse at the split, at Deer Trace, on Mountain Ridge Run at the mailboxes). Walt reminded folks that z-chains are recommended in the winter.
- Walt explained that snow removal does not go all the way down to the roadbed to preserve the existing gravel and to prevent the equipment from being damaged by large rocks embedded in the road. He expressed the need for volunteer(s) to help spread gravel on icy roads after snow removal. The POA is also willing to hire someone to spread the gravel.
- Maggie Strech asked if all of the POA members live on Trojan Horse Circle. Walt said members live on Trojan Horse Circle as well as Tree Top Circle, Our Little Circle, Bear Cave, Deer Trace Lane, Fern Leaf, Mountain Ridge Run, and Bryan's Cove.
- Scott added that there are 88 property owners (48 members and 40 non-members).

Wayne King moved to accept the financial report; Charlie Vitale seconded.

Last Year's Minutes

No reading of 2022 minutes for the following reasons: (1) the Secretary position has been vacant since Linda Barber resigned in July 2021; (2) the Zoom recording of the 2022 Annual Meeting was lost, therefore, minutes could not be taken from the recording.

Old Business

Walt summarized last year's road activity.

- No paving was done due to a shortfall of funds; will try this year if income allows.
- Heavy rains have affected the roads, so the focus has been on creating swales and fixing drainage. Moretz Brothers Construction came out to scrape the roads, clear ditches, and spread gravel. They also refilled the pea gravel stockpiles for snow removal purposes.
- A landscaper came out to remove an overhanging tree on Our Little Circle.
- A contractor came out to fill some potholes on the paved section with 20 bags of EZ cold patch. They also trimmed some overhanging tree limbs.

Questions:

- Maggie Strech asked who is responsible for cleaning up any trees that fall on the road. Walt explained that individual property owners are responsible. However, many Trojan Horse property owners are absent. When the neighborhood was first subdivided, many of the lots were too small to build on (ie. inability to perk or septic issues), so there are many vacant lots throughout the neighborhood.
- Wayne King said he would like to put together a call list of people with chainsaws in the neighborhood who would be willing to help clean up a fallen tree when the property owner is absent or unable to clear it themselves.
- A member mentioned that a list of people who would like to take fallen trees for firewood would also be appreciated.

New Business

- Walt received a quote of \$18,000 from Tri-County to finish paving the last 400 ft. of Trojan Horse Circle.
- He asked Moretz Brothers to bring ¾" stone to Mountain Ridge Run down to Bryan's Cove and also the s-curve on Trojan Horse leading up to the Weaver's house.
- A member said the frequent deliveries by Fed Ex/UPS are tearing up the road on Trojan Horse as they try to go up the steep hill. Can the POA ask them to travel in the opposite direction? A brief discussion was held.
- Charlie Vitale discussed a problem that large trucks have making the turn at the top of Tree Top Circle. When a ditch was cut in there last year, it narrowed the road; large trucks and even some pickup trucks now have to make a three-point turn to avoid hitting the road sign. It was suggested that the road be widened at the turn and that the

sign and mailbox be moved enough to allow large trucks to make the turn. Walt said he will ask Moretz Brothers to smooth the road and cut back the corner. Charlie will see about moving the road sign and will talk to the homeowner there about moving the mailbox.

- Matthew Bucherati said that Mountain Ridge Run and Bryan's Cove need more gravel. Walt said gravel has been ordered.
- Wayne King reported that saplings are encroaching on the road at the end of the paved area on Trojan Horse Circle in front of the Hatches house and asked if it is okay to have them removed. He also mentioned that the shoulders of the roads are looking narrow and unkempt in some areas due to tall weeds. He wondered if anyone had a sickle mower to knock them down. Walt will ask for a recommendation from Moretz on mowing.
- A discussion was held of Blue Ridge Energy's plan to spray a defoliant under the power lines. Several people have called them to ask them to avoid killing the mountain laurels and other desirable plants.
- The POA's picnic is scheduled for Sunday, July 23, 4-7 pm, at Wayne and Carol King's house.
- Walt asked if anyone would like to volunteer to take on an officer position for the coming year. No volunteers.
- Walt began a discussion of delinquent dues by some property owners. One property owner in particular is 4-5 years' delinquent. Bylaws allow the POA to put a lien on properties that are in arrears. The pros and cons of sending a letter to the property owner was discussed.
- A discussion was held of POA members vs. non-members and whether/how often the POA attempts to recruit new members. All property owners receive the annual newsletter which encourages property owners to join the POA. The Bucheratis recently rented the new cabin that was built near David Hill's place and asked whether the owner was a POA member and if they had contributed to the road fund. Scott's records indicate the property owner is not a POA member. Scott Harris will send contact info to Matthew who will reach out to the owner regarding becoming a POA member.
- Wayne King began a discussion of speeding in the neighborhood. He wants to erect some speed limit signs to slow down drivers. Wayne will buy some signs and the POA will reimburse him.

Business concluded. Dustin Petrey moved to adjourn and Wayne seconded.

Meeting adjourned at 8:30 pm

POA Officers:

President:	Walt Stringer	w_stringer@yahoo.com	828-263-4077
Vice President:	Dustin Petrey	dustinpetrey@gmail.com	828-773-2717
Treasurer:	Scott Harris	scott.harris@thpoa.org	336-620-3130
Secretary:	Diane Sutton	diane.muha.sutton@gmail.com	
Road Crew Chief:	Eric Sutton	desutton@bellsouth.net	