

Camp Skyuka Homeowners Association Annual Meeting

October 16, 2021, Richard Points Pavilion, Columbus, NC

Call to Order: 1:00 P.M.

1. Quorum was established and noted
2. Welcome-Doug McKenzie

Recognition of new members in attendance

Approval of 2020 Minutes:

George Scouten made a motion that last year's minutes be corrected to read 2020, instead of 2019. B.J. Luther seconded the motion and minutes were approved unanimously as amended.

Treasurer's Report:

Rodney Nelson, treasurer, reported Current Balances as of 10/25/2021

HOA Account Balance: \$18,896.96

Water Fund Balance: \$7,320.38

Septic Fund Balance: 11,920.96

It was reported that all 2021 Assessments and Fees were collected for the year.

Ted Dandridge made a motion to accept the treasurer's report as information and Wayne Breon seconded the motion, accepted unanimously.

Committee Reports

Architectural:

Dee Dee Mitchell, Architectural Committee Chair, reported since the last annual meeting, the following requests were made & approved.

1. Bob & Cheryl Pettis, a storage building for personal water tank (Lot 2)
2. Dee Dee Mitchell & B.J. Luther, move existing storage building & repaint (Lots 90, 91 & 92)
3. Rodney & Shelia Nelson, addition of rear stoop (Lots 8,77 & 78)
4. Wayne & Nan Breon, approval of exterior paint/stain color (Lots 13, 50)
5. Michael Chenoweth & Tiffany Robertson, addition of gutters (Lot 88)

6. Jess Holderbaum & Christine O'Connor, replacing an exterior wall & addition of a lean-to for storage near chimney (Lot 70)
7. Jennifer Nance, new roof & extend roof over front porch (Lot 63)
8. Tyler Kiser, remodel & add on to storage building (Lot 45)
9. Ron & Karen Wedekind, addition of screened porch over existing deck (Lot 3)

Roads and Grounds:

Jess Holderbaum, chair, was not present and treasurer noted that \$11,700.00 expenditure had been paid to Ravan Earthworks. This was for recent work to extend and asphalt aprons at STOP signs on both ends of Arrowhead Trail and an asphalt trough near the corner of Moccasin Trail and Eagle Feather, along with remaking the roadway crowns and additional gravel on Arrowhead Trail. According to ensuing discussion, this was working well until recent heavy rains. Discussion continued regarding 'prioritizing' large projects. Ted Dandridge made a motion that the Association prioritize the following projects: 1. Additional drain that will automatically lower lake levels as they rise during heavy rains. 2. Silt Pond on Arrowhead Road. 3. Road improvements

Lake Committee:

Jess Holderbaum, chair, arrived in time to present a report on the current condition of the Homeowners Association dock and walkway. It seems that the walkway ramp has broken loose from the dock. Homeowner and engineer Jim Guirl, has help with the design of a new, enlarged dock with new seating, to be constructed out of engineered wood (a Trex type material), projected cost of \$5,000. Jess Holderbaum made a motion that \$5,000. be allocated for the materials, construction to be completed by homeowner/volunteers. Ted Dandridge seconded the motion, which was unanimously approved.

New Business:

1. Nick Southard requested the Camp Skyuka HOA board send a letter to NCDOT regarding the poor condition of Skyuka Mountain Road (approximately 1.2 miles up Skyuka Mountain Road, where extreme cracking has occurred). Mr. Southard will prepare the letter and the Camp Skyuka HOA board will send the letter to NCDOT.
2. Following the prioritization of large projects, discussion ensued regarding monetary requirements for the projects and a motion was made by Jess Holderbaum to make a permanent due increase to \$300. Per year annually, with \$100. Of that \$300. Going into a "capital improvement fund" for approved prioritized projects. The motion was seconded by Ron Wedekind and this was approved unanimously.

Old Business:

No old business

Election of New Board Members (2)

The Nominating Committee recommended Jim Guirl, Roland Jones and Tyler Kiser. Chairman McKenzie called for any nominations from the floor, there being none, Wayne Breon counted ballots and proxies and reported that Roland Jones and Tyler Kiser, would be the new incoming Camp Skyuka HOA Board members.

The Meeting was adjourned at 2:30 p.m.

Respectfully submitted by, Dee Dee Mitchell, on behalf of Colin Urquhart in his absence