

Camp Skyuka Homeowners Association

Board Meeting

January 29, 2022

The CSHA Board meeting was called to order at 10:00 a.m. at Jess Holderbaum's house.

Board Members attending: Doug Mckenzie, Elizabeth Hyland, Jess Holderbaum, Rodney Nelson, Tyler Kiser, Roland Jones, Jim Guirl, George Scouten

Not attending: Stan Jones, Dee Dee Mitchell (architectural Committee)

Also attending: Charlie Speight (Lake Committee)

A motion to approve the minutes from our last meeting was made, seconded, and the motion was

approved as presented.

Treasurer's Report: Rodney presented the treasurer's report for 2021. Total Budget was \$17,600. Final Year expenses were \$18,028.42. HOA income for 2021 was \$19,723.00.

Rodney then presented current income: We have approximately \$31,000 in our bank account, \$8900 in the Water Fund, \$13,000 in the septic account, and \$7500 in the new Capital Improvement Fund.

11 out of 90 paying lots (92 total) have not currently paid dues. (\$300 per lot, \$100 of which goes into the capital improvement fund). \$120 per lot additional assessment for water and sewer each.

Rodney will send a second notice next week to those who haven't paid.

Web Developer Website: Jess updated the website. Doug officially recognized and thanked Jess for his time. If you see errors, please notify Jess. Charlie will see if Susan will agree to be the contact on our website for questions about the community. Website is currently paid through March 2027.

Committee Reports:

Architectural Committee—Submitted in advance by Dee Dee Mitchell (Doug expressed his gratitude for the work of the committee in maintaining the aesthetic integrity of the community.)

*Lot 45, Eagle Feather, Tyler Kiser-addition of privacy fence along rear of property.
Approved*

80 Eagle Feather, Marion Mason-enclose current screened porch with windows to convert to sun room and add 10' x 6' storage room to rear of home. Approved

Lots 47, 48, 49 Bear Run Ct., Michael and Teena Bohm-new construction of a 3 bedroom, 1961 sq. Ft. Home with 2 car side entry garage and unfinished walk out basement. Approved

Lot 13 Wolf Trail, Wayne and Nan Breon-enclose current screened porch with windows to convert to sun room and possible installation of a mini split HVAC system. Approved

On 12/27, Dee Dee Mitchell, on behalf of the architectural committee, notified Marion Mason that their plans for expansion of Lot 44 have been approved. The original request is as follows: "I am hoping to enclose the current screened porch on the back of the cabin and convert to a sunroom. In addition, I would like to extend the sunroom out beyond the roofline to create a 10' x 6' storage room off of the left side of the porch. This addition will be visible from the road, but I would cover it with cedar shake siding to look rustic and intentional."

Roads and Grounds Committee-Jim raised concerns about the delivery trucks using Moccasin trail going from Charlie's house up to Arrowhead. Doug will check with Dee Dee about the steps she has made to

Charlie proposed Bryson Jones (828-899-2290) as a potential replacement for Ted Agner (who no longer has the health to continue to care for the road. Aoki Landscaping (828-859-9503) is another option. Jess will call both to get quotes and report back. Need to mow public areas around lake and pavilion (twice monthly), and along both sides of Arrowhead Trail and around sign at top of Arrowhead (once a month) during the summer. Jess will also investigate an annual digging of the culverts along the side of HOA roads.

Jim agreed to trim the Bradford Pear across the lake from his property (along Skyuka Mountain Road).

Lake committee-Charlie shared information from MBD about the silt pond and drainage plan for the sediment pond and recreation pond. An engineer is coming at 12:00 noon. Colin and Charlie also met with White Oak HOA to see if we can join forces for bringing up someone to do work at both places and save some money. The dam is the first priority followed by the silt pond.

Jim encouraged us to investigate a siphon system for the lake.

Jim also designed a possible floating dock that has larger capacity than the current dock. Jess motioned that the design submitted by Jim Guirl proceed pending the architectural committee's approval. Work is not to exceed \$5000.00 for the total project. Tyler seconded the motion. Motion passed unanimously.

Water and Sewer- Jim Guirl will investigate an auto transfer and auto start switch to the generator.

New Business: There are issues with both skateboarders coming down the mountain and tampering with mail.

The skateboarders have been reported to the Sheriff's Office, but there is some disagreement as to how problematic it is. Charlie alternatively proposed communicating with the skateboarders and asking them to post a sign at the bottom to alert people to when they are on the mountain.

The postmaster in Columbus has been contacted about the pilfered mail. Tyler proposed putting up a sign that says "Smile, you're on camera" by the community mailboxes. Doug proposed sending an email to the community encouraging them to be vigilant. Doug also recommended encouraging people to use the USPS informed delivery service. Charlie will contact Dee Dee and Bobby to reach out to the Sheriff's office to investigate what is entailed in a neighborhood watch. Elizabeth is also willing to participate in that meeting.

Jim Southland (?)—consult to see if he has contacted NCDOT about road issues on Skyuka Mountain Road.

Next meeting (April 9th) at 10:00 a.m. at Jess Holderbaum's. July 23rd meeting will be at the pavilion.

Meeting adjourned at

Minutes submitted by George Scouten