

**MINUTES
THE VIEWS OF ASHEVILLE HOA ANNUAL MEETING
DECEMBER 17, 2018**

President Richard Green called the meeting to order at 7 p.m.

The following homeowners were present: Bill and Chandra Uhle, Calvin and Carolyn Bolling, Nancy and Mike Osborne, Diane Summey, Gerry Stanley, Sharon Henady, Neil and Diane Altman, Joseph Garrett, Teresa and Kent Ohlson, Toni Meador, Jill Sagarin, and Richard Green. The owners of lots 76, 82, 88 and 90, 98, 100, 106, 111, 117 and 119 were represented by proxies. Quorum was established.

Notice of the meeting was verified.

Reading of the minutes from the 2017 annual meeting was waived. The minutes were approved.

Richard recognized our newest homeowners Teresa and Kent Ohlson at 102 DVD.

COMMITTEE REPORTS

Architectural: No report presented.

- Richard asked for volunteers for this committee. No responses.

Landscape: Calvin Bolling read report compiled by Landscape Committee, which reviewed committee matters this year

- The committee suggested a \$50 dues increase (above the \$50 already suggested in proposed 2019 budget) to be used exclusively for landscape projects,
- Possibility of a more expensive new contract with Indigenous Design or other landscape company for 2019.
- Also mentioned was the overall maintenance of the drainage system, which is an ongoing issue.

Question was raised on whether a special assessment for landscape projects rather than across-the-board dues increase would be better. Some discussion followed but questions were deferred to review of 2019 budget (below).

Treasurer: Jill Sagarin (Assistant Treasurer) presented the report.

- Jill is leaving her position on the Board and asked for volunteer(s) to take over. Richard Green was the only volunteer.
- The end-of-year HOA financials are attached.

President: Richard Green mentioned the lawsuit that is pending against the HOA filed by Eva and Dan Steward.

- Nationwide is providing HOA defense per our insurance with them.
- Aside from \$2000 HOA paid to our attorney to file necessary counterclaim for declaratory judgment, the Board does not anticipate much, if any, further cost to HOA.
- Richard also mentioned the Sweeten Creek Road widening project, which is scheduled to begin in about 4 years.

- Richard pointed out we haven't seen any skateboarders lately. If they do return, please try to get the license plate number of the chase car.

UNFINISHED BUSINESS

There was none. However, Richard reminded homeowners that any rental of their properties needs a minimum 6-month lease and owners are responsible for renters' knowing and abiding by our by-laws.

NEW BUSINESS

The proposed 2019 budget was discussed, including:

- Further discussion of dues increase vs. special assessment.
- The need to solicit bids from other landscape companies prior to renewal of Indigenous Design contract next April. The expectation is that contract costs will increase.
- A need for continuous maintenance against vines and non-native trees and bushes.
- It was moved and seconded to approve the proposed budget to include the extra \$50 per lot for landscape projects.
- The total increase would be \$100, bringing annual dues to \$650 per year.
- A copy of the 2019 Budget as approved is attached.

ELECTION OF OFFICERS

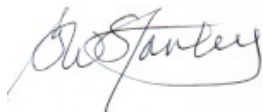
Bill Uhle, Kathy Gainey and Gerry Stanley were nominated for and elected to the Board for 2019. Richard Green will become an advisor to the Board.

OTHER

Calvin and Carolyn Bolling offered to host an outdoor summer party at the cul-de-sac at the top of the hill. Everyone agreed it was a great idea!

Meeting adjourned at 7:40 p.m.

Approved and submitted February 12, 2019



Gerald W. Stanley
Secretary/Treasurer
The Views of Asheville Homeowners Association

Attachments:

1. HOA 2018 Income (as of 12-31-2018)
2. HOA 2018 Expenses (as of 12-31-2018)
3. HOA 2018 Financial Summary (as of 12-31-2018)
4. HOA 2019 Budget (as approved)

THE VIEWS OF ASHEVILLE HOA			
2018 INCOME STATEMENT (OPERATING ACCOUNT)			
Dues			
2018 Dues		\$15,950.00	
TOTAL DUES		\$15,950.00	
Other Income			
Asheville Savings Bank		\$5.47	
TOTAL NON-DUES INCOME		\$5.47	
TOTAL INCOME		\$15,955.47	
THE VIEWS OF ASHEVILLE HOA			
2018 INCOME STATEMENT (RESERVE ACCOUNT)			
Transfer			
Funds from Operating Account		\$1,000.00	
TOTAL TRANSFER		\$1,000.00	
Income			
Asheville Savings Bank		\$2.21	
TOTAL INCOME		\$2.21	
TOTAL INCOME		\$1,002.21	

Attachment 2: HOA 2018 Expenses (as of 12-31-2018)

The Views of Asheville HOA			
2018 Operating Account Expense Statement			
PAYEE	AMOUNT	DATE PD.	COMMENT
LANDSCAPING			
Indigenous Design	\$550.00	01/11/18	December
Indigenous Design	\$550.00	02/12/18	January
Indigenous Design	\$550.00	03/07/18	February
Indigenous Design	\$2,705.00	04/12/18	Mulch, reseeding, aeration, fertilize, lime
Indigenous Design	\$550.00	05/02/18	April
Indigenous Design	\$617.50	06/05/18	May and culvert dig out
Indigenous Design	\$550.00	07/02/18	June
Indigenous Design	\$550.00	08/08/18	July
Indigenous Design	\$550.00	09/05/18	August
Indigenous Design	\$550.00	10/01/18	September
Indigenous Design	\$550.00	11/04/18	October
Indigenous Design	\$550.00	12/07/18	November
Appalachian Arborists	\$112.50	06/19/18	Develop plan and cost estimate for vine and invasive species control
Appalachian Arborists	\$980.00	09/20/18	Remove 1 dead Hemlock & treat HOA Hemlocks for wooly adelgid
Carolina Lawn & Landscape	\$299.88	12/07/18	See Reserve Account Expense Statement
Transfer from Reserve Account	-\$299.88	12/31/18	See Reserve Account Expense Statement
TOTAL LANDSCAPING	\$9,915.00		
LEGAL/ACCOUNTING/BANKING			
Dixon Hughes	\$325.00	11/20/18	tax preparation for 2017. Late due to Dixon Hughes
Dungan Law Firm	\$600.00	01/11/18	Initial prep & mtgs for Steward lawsuit
Dungan Law Firm	\$2,062.89	10/21/18	Mtg(s) w/ Robinson, filing of answer and counterclaim on Steward suit
TOTAL LEGAL/ACCOUNTING	\$2,987.89		
TAXES/FEES			
City of Asheville	\$916.74	06/06/18	Stormwater tax 1/1/18 - 6/30/18
City of Asheville	\$962.28	12/15/18	Stormwater tax 7/1/18-12/31/18
TOTAL TAXES/FEES	\$1,879.02		
RESERVE ACCOUNT			
Annual Reserve Acct funding	\$1,000.00	11/06/18	
INSURANCE			
Nationwide	\$550.00	07/16/18	Liability, D&O insurance
TOTAL INSURANCE	\$550.00		
MISC.			
Go Daddy Webhosting (1)	\$174.22	01/24/18	Web Hosting annual renewal; Changed to 5 years by (2) below
Go Daddy Webhosting (2)	\$287.46	01/24/18	Web Hosting; 5 years
Jill Sagarin	\$5.00	09/06/18	postage
Jill Sagarin	\$2.63	11/25/18	postage
Skyland Fire Department	\$25.00	12/17/18	Use of Firehouse for HOA annual mtg.
TOTAL MISC.	\$494.31		
TOTAL OPERATING ACCT EXP	\$16,826.22		
2018 Reserve Account Expense Statement			
STORMWATER SYSTEM			
Carolina Lawn & Landscape Transfer	\$299.88	12/31/18	Transfer to Operating Account: Stormwater improvement to extend riser pipe in the catchbasin behind 99. This was originally paid from Operating Account, but after end of year review of expenses it was determined that it should have been paid from the Reserve Account. This adjustment was made by reimbursing the Operation Account on 12/31/2018.
Carolina Lawn & Landscape	\$643.14	12/31/18	Additional construction, repairs and maintenance @ 99 area swale and catch basin
TOTAL STORMWATER SYSTEM	\$943.02		
TOTAL RESERVE ACCT EXPENSES	\$943.02		
TOTAL HOA EXPENSES	\$17,769.24		

Attachment 3: HOA 2018 Financial Summary (as of 12-31-2018)

THE VIEWS OF ASHEVILLE HOA 2018 INCOME & EXPENSE SHEET (OPERATING ACCOUNT)			
1/1/18 BEGINNING BALANCE:			<u>\$7,500.99</u>
		2017	2018*
		<u>TOTAL</u>	<u>TOTAL</u>
			2018
			<u>BUDGETED</u>
INCOME			
	Dues	\$14,250.00	\$15,950.00
	Non-dues	\$15.72	\$5.47
	<u>TOTAL INCOME</u>	<u>\$14,265.72</u>	<u>\$15,955.47</u>
EXPENSES			
	Landscaping	\$8,320.00	\$9,915.00
	Legal/Acct./Banking	\$2,756.05	\$2,987.89
	Taxes/Fees	\$1,735.68	\$1,879.02
	Reserve Acct Funding	\$1,000.00	\$1,000.00
	Insurance	\$550.00	\$550.00
	Misc.	\$179.94	\$494.31
	<u>TOTAL EXPENSES</u>	<u>\$14,541.67</u>	<u>\$16,826.22</u>
Account Check Book Balance 12/31/2018			<u>\$6,630.24</u>
			OPERATING RESERVES
Account Statement Balance 12/31/18			<u>\$6,355.36</u>
	UNCLEARED CHECK Skyland FD	\$0.00	-\$25.00
	UNCLEARED TRANSFER from Reserve Account; See 2018 Reserve Account Expense Statement	\$0.00	\$299.88
ENDING BALANCE			<u>\$6,630.24</u>
THE VIEWS OF ASHEVILLE HOA 2018 INCOME & EXPENSE SHEET (RESERVE ACCOUNT)			
BEGINNING BALANCE:		<u>\$4,997.86</u>	<u>\$5,853.53</u>
		2017	2018*
		<u>TOTAL</u>	<u>TOTAL</u>
INCOME/TRANSFER			
	Interest Income	\$5.67	\$2.21
	Annual Funding	\$1,000.00	\$1,000.00
	<u>TOTAL INCOME</u>	<u>\$1,005.67</u>	<u>\$1,002.21</u>
Balance Before Expenses		\$6,003.53	\$6,855.74
EXPENSES			
	Stormwater System	\$150.00	\$643.14
	Transfer to Operating Account; See 2018 Reserve Account Expense Statement		\$299.88
	<u>TOTAL EXPENSES</u>	<u>\$150.00</u>	<u>\$943.02</u>
Account Check Book Balance 12/31/2018		<u>\$5,853.53</u>	<u>\$5,912.72</u>
Account Statement Balance 12/31/2018			<u>\$6,855.74</u>
	UNCLEARED CHECKS		\$943.02
ENDING BALANCE			<u>\$5,912.72</u>

Attachment 4: HOA 2019 Budget (as approved)

HOA Budget for CY 2019 Approved December 17, 2018		
<u>2019 PROJECTED INCOME</u>		
Annual Assessment of \$650 (\$100 increase from 2018)	\$18,850	
<u>2019 OPERATING ACCOUNT BUDGET</u>		
Landscaping	\$13,200	
Indigenous Design Contract (\$550/month) Includes Mow, Edge, Blow every 10 days, Bed Maintenance, 3x Pruning along DVD, 8x Inspect/clean stormwater ditches		\$6,600
Landscaping Improvements to HOA common land (grass, beds, mulch, entrance sign area)		\$2,400
Arborist - Tree and invasive vine pruning/removal (storm damage, disease, appearance along DVD) Increase voted @ 12/17 HOA meeting based on improving landscaping and increased mitigation of vines and invasive species.		\$2,750 \$1,450
Legal, Accounting, Banking	\$1,850	
Tax Prep (Dixon Hughes)		\$350
Legal Advice (Dungan Law)		\$1,500
Taxes / Fees	\$1,850	
Stormwater System		\$1,850
Insurance	\$550	
Insurance		\$550
Miscellaneous Expenses	\$400	
HOA Website		\$150
Postage/Supplies		\$75
Annual Meeting		\$25
Other (TBD by Board of Directors)		\$150
Reserve Account funding	\$1,000	
Total Operating Account Expenditures	\$18,850	
<u>2019 RESERVE ACCOUNT EXPENSES</u>		
Storm water system	TBD	
Extend Riser on Standpipe (behind L99)		TBD
Remove silt from Main Retention Pond (behind L77)		TBD
Inspect/Clean Junction Boxes along main line		TBD