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

<u>Architectural</u>: No report presented.

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

<u>Landscape</u>: 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-theboard dues increase would be better. Some discussion followed but questions were deferred to review of 2019 budget (below).

<u>Treasurer</u>: 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.

<u>President</u>: 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 bylaws.

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

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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 VIEW	S OF ASHEVI	LLE HOA
2018 INCOME STA	TEMENT (OPER	ATING 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 VIEW	S OF ASHEVI	LLE HOA
2018 INCOME ST	ATEMENT (RES	ERVE ACCOUNT)
Transfer	¢1,000,00	
Funds from Operating Account TOTAL TRANSFER	\$1,000.00 \$1,000.00	
Income		
Asheville Savings Bank	\$2.21	
TOTAL INCOME	\$2.21	
TOTAL INCOME	\$1,002.21	

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TOTAL TAXES/FEES \$1,879.02 RESERVE ACCOUNT	City of Asheville	\$916.74	06/06/18	Stormwater tax 1/1/18 - 6/30/18
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2018 Reserve Account Expense Statement STORMWATER SYSTEM Carolina Lawn & Landscape \$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 yer 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 TOTAL STORMWATER SYSTEM \$943.02 TOTAL RESERVE ACCT EXPENSES \$943.02	TOTAL MISC.	\$494.31		
STORMWATER SYSTEM 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 yer 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 TOTAL STORMWATER SYSTEM \$943.02 TOTAL RESERVE ACCT EXPENSES \$943.02	TOTAL OPERATING ACCT EXP	\$16,826.22		
STORMWATER SYSTEM 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 yer 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 TOTAL STORMWATER SYSTEM \$943.02 TOTAL RESERVE ACCT EXPENSES \$943.02		2018	Reserve	Account Expense Statement
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TOTAL STORMWATER SYSTEM \$943.02 TOTAL RESERVE ACCT EXPENSES \$943.02	Transfer		12/31/18	catchbasin behind 99. This was originally paid from Operating Account, but after end of year
TOTAL RESERVE ACCT EXPENSES \$943.02	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		

1/1/19 PE	EGINNING BALANCE:		\$7,500.99	
1/ 1/ 10 BL	LGINNING BALANCE.		<u>\$7,500.55</u>	
		2017	2018*	2018
		TOTAL	TOTAL	BUDGETED
NCOME		¢11.050.00	¢45.050.00	¢45.050.00
	Dues Non-dues	\$14,250.00 \$15.72	\$15,950.00 \$5.47	\$15,950.00
		\$15.72 \$14,265.72	\$15,955.47	
		<u>,</u>	<u>+ , </u>	
EXPENS		* ~ ~~ ~~		* *****
	Landscaping	\$8,320.00	\$9,915.00	\$9,900.00
	Legal/Acct./Banking	\$2,756.05	\$2,987.89	\$1,825.00
	Taxes/Fees	\$1,735.68	\$1,879.02	\$1,700.00
	Reserve Acct Funding	\$1,000.00	\$1,000.00	\$1,000.00
	Insurance	\$550.00	\$550.00	\$550.00
	Misc.	\$179.94	\$494.31	\$975.00
TOTAL E	<u>EXPENSES</u>	<u>\$14,541.67</u>	<u>\$16,826.22</u>	<u>\$15,950.00</u>
Account	Check Book Balance 12/31/2018		\$6,630.24	OPERATING RESERVE
Account	Statement Balance 12/31/18	<u> </u>	\$6,355.36	
	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		\$6,630.24	
	E VIEWS OF ASHEVI	_	2018 INC	
TH	BALANCE E VIEWS OF ASHEVI EXPENSE SHEET (F	RESERVE	2018 INC ACCOUI	
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TH	BALANCE E VIEWS OF ASHEVI EXPENSE SHEET (F NG BALANCE:	RESERVE <u>\$4,997.86</u> 2017	2018 INC ACCOUI \$5,853.53 2018*	
TH	BALANCE E VIEWS OF ASHEVI EXPENSE SHEET (F NG BALANCE:	RESERVE <u>\$4,997.86</u> 2017 <u>TOTAL</u>	2018 INC ACCOUI \$5,853.53 2018* TOTAL	
TH	BALANCE E VIEWS OF ASHEVI EXPENSE SHEET (F NG BALANCE: TRANSFER Interest Income	RESERVE <u>\$4,997.86</u> 2017 <u>TOTAL</u> \$5.67	2018 INC ACCOUI \$5,853.53 2018* TOTAL \$2.21	
TH BEGINNI INCOME/	BALANCE E VIEWS OF ASHEVI EXPENSE SHEET (F NG BALANCE: TRANSFER Interest Income Annual Funding	RESERVE <u>\$4,997.86</u> 2017 <u>TOTAL</u> \$5.67 \$1,000.00	2018 INC ACCOUI \$5,853.53 2018* TOTAL	
TH BEGINNI INCOME/	BALANCE E VIEWS OF ASHEVI EXPENSE SHEET (F NG BALANCE: TRANSFER Interest Income Annual Funding NCOME	\$4,997.86 2017 TOTAL \$5.67 \$1,000.00 \$1,005.67	2018 INC ACCOUI \$5,853.53 2018* TOTAL \$2.21 \$1,000.00 \$1,002.21	
TH BEGINNI INCOME/	BALANCE E VIEWS OF ASHEVI EXPENSE SHEET (F NG BALANCE: TRANSFER Interest Income Annual Funding	RESERVE <u>\$4,997.86</u> 2017 <u>TOTAL</u> \$5.67 \$1,000.00	2018 INC ACCOUI \$5,853.53 2018* TOTAL \$2.21 \$1,000.00	
TH BEGINNI INCOME/ TOTAL II Balance	BALANCE	RESERVE \$4,997.86 2017 TOTAL \$5.67 \$1,000.00 \$1,005.67 \$6,003.53	2018 INC ACCOUI \$5,853.53 2018* TOTAL \$2.21 \$1,000.00 \$1,002.21 \$6,855.74	
TH BEGINNI INCOME/ TOTAL II Balance	BALANCE	\$4,997.86 2017 TOTAL \$5.67 \$1,000.00 \$1,005.67	2018 INC ACCOUI \$5,853.53 2018* TOTAL \$2.21 \$1,000.00 \$1,002.21	
TH BEGINNI INCOME/ TOTAL II Balance	BALANCE	RESERVE \$4,997.86 2017 TOTAL \$5.67 \$1,000.00 \$1,005.67 \$6,003.53	2018 INC ACCOUI \$5,853.53 2018* TOTAL \$2.21 \$1,000.00 \$1,002.21 \$6,855.74	
TH BEGINNI INCOME/ TOTAL II Balance EXPENSI	BALANCE Image: Constraint of the second	RESERVE \$4,997.86 2017 TOTAL \$5.67 \$1,000.00 \$1,005.67 \$6,003.53	2018 INC ACCOUI \$5,853.53 2018* TOTAL \$1,000.00 \$1,002.21 \$6,855.74 \$643.14	
TH BEGINNI INCOME/ TOTAL II Balance EXPENSI	BALANCE Image: Constraint of the second statement Image: Constraint of the second statement EXPENSE SHEET (For the second statement Image: Constraint of the second statement Image: Constraint of the second statement Interest Income Image: Constraint of the second statement Image: Constraint of the second statement Image: Constraint of the second statement Interest Income Image: Constraint of the second statement Image: Constraint of the second statement Image: Constraint of the second statement	RESERVE \$4,997.86 2017 TOTAL \$5.67 \$1,000.00 \$1,005.67 \$6,003.53 \$150.00	2018 INC ACCOUI \$5,853.53 2018* TOTAL \$2.21 \$1,000.00 \$1,002.21 \$6,855.74 \$643.14 \$299.88	
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TH BEGINNI INCOME/ TOTAL II Balance EXPENSI TOTAL E Account	BALANCE Image: Constraint of the second	\$4,997.86 2017 TOTAL \$5.67 \$1,000.00 \$1,005.67 \$6,003.53 \$150.00	2018 INC ACCOUI \$5,853.53 2018* TOTAL \$1,000.00 \$1,002.21 \$6,855.74 \$643.14 \$299.88 \$943.02	

HOA Budget for CY 2019 Approved December 17, 2018							
9 PROJECTED INCOME							
Annual Assessment of \$650 (\$100 increase from 2018)	\$18,850						
9 OPERATING ACCOUNT BUDGET							
Landscaping	\$13,200						
Indigenous Design Contract (\$550/month)		\$6,600					
Includes Mow, Edge, Blow every 10 days,							
Bed Maintenance, 3x Pruning along DVD,							
8x Inspect/clean stormwater ditches							
Landscaping Improvements to HOA common land		\$2,400					
(grass, beds, mulch, entrance sign area)		<i>42</i> ,					
Arborist - Tree and invasive vine pruning/removal		\$2,750					
(storm damage, disease, appearance along DVD)		φ2,70					
Increase voted @ 12/17 HOA meeting based on improving							
landscaping and increased mitigation of vines and invasive		\$1,45					
species.		4 - 1					
Legal, Accounting, Banking	\$1,850						
Tax Prep (Dixon Hughes)		\$35					
Legal Advice (Dungan Law)		\$1,50					
Taxes / Fees	\$1,850						
Stormwater System		\$1,85					
Insurance	\$550						
Insurance		\$55					
Miscellaneous Expenses	\$400						
HOA Website		\$15					
Postage/Supplies		\$7					
Annual Meeting		\$2					
Other (TBD by Board of Directors)		\$150					
Reserve Account funding	\$1,000						
Total Operating Account Expenditures	\$18,850						
9 RESERVE ACCOUNT EXPENSES							
Storm water system	TBD						
Extend Riser on Standpipe (behind L99)	100	тво					
Remove silt from Main Retention Pond (behind L77)		TBL					
		IDL					