

ANNUAL MEETING MINUTES
THE VIEWS OF ASHEVILLE HOMEOWNERS ASSOCIATION
NOVEMBER 30, 2023

President Bill Uhle called the meeting to order at 7:30 pm. Because Skyland Fire Department is now permanently closed to outside meetings, this meeting was held via ZOOM.

Roll Call: The following homeowners were present on the ZOOM meeting:

77, Gary and Diane Onderdonk	100/98, Lourdes and Otto Reich
86, Margaret and Gerry Stanley (had Proxy for 84, Meador)	102, Teresa Ohlson
88/90, Brad and Heather LaBarbera (had Proxy for 115, Curtis)	106, Kathy Gainey and Ed Donnelly (had Proxy for 104, Friedman)
91, Richard and Judy Green	108, Diane Summey
93, Jill Sagarin (had Proxy for 78, Altman)	110, Mike and Nancy Osborne
95/97, Bill and Chandra Uhle	111, Bob and Marilyn Trapnell
99, Diane and Rick Harvey	113, Calvin and Carolyn Bolling
	116,112,114, Jean-Pierre and Dana Dubreuil
	119, Steve and Sandra Barbour

Since Bill received no objections, Heather started recording the Meeting.

After welcoming everyone, Bill briefly reviewed some of the Zoom procedures and protocols for the meeting:

The Zoom Protocols have been changed to reflect that the primary method of voting is a Roll Call Vote by Lot Number, which was done for the first vote (the 2024 Budget).

The Roll Call Vote was tested because the Zoom recording does not provide documentation of each person's vote, as it records all audio, but only video of the person speaking, or who spoke last. The Roll Call Vote documents every vote so that it can be used in the future on any items that could yield a close result and the results will be recorded.

The second planned vote (for the 2024 Board members) was conducted using the showing of hands (indicating how many lots/votes).

First Order of Business:

Determination of whether we had a required Quorum (51% - at least 16 votes) for the meeting. Nancy reported that there were 25 votes represented.

Proof of Notice of Meeting: Bill confirmed that Nancy had sent notice via email and USPS.

Approval of 2022 Minutes: The minutes of the last annual meeting on December 1, 2022 were distributed via email, and the minutes were accepted as final via email on February 3, 2023 and posted on the HOA web site.

REPORTS OF HOA COMMITTEES

ARCHITECTURAL COMMITTEE: Bill Uhle reported that the Committee consists of the 3 Board members and Richard Green. The reviews were done primarily via emails between the committee members.

There were 7 requests in 2023, and all were approved. They included:

1. 95, 104, and 106: All did exterior painting (same colors, Oct. 18, June 14, Oct. 23)
2. 86: Had their driveway repaired and refinished (June 25)
3. 106: Replace windows, sliding glass door and front door (Aug. 28)
4. 111: Installed new roof shingles (June 16)
5. 119: Added a front yard, patio, and driveway pavers (Sept. 15)

LANDSCAPE COMMITTEE: Kathy Gainey

TPS Landscaping:

Kathy reported that TPS did a good job this year. They brought in a new team lead, Steve Huggins, and he has truly been a wonderful new asset. He has paid more attention to the contract details on ditch maintenance, lawn care, common area flower beds and weeding, etc. We had two lawn amendments applied for weed control and fertilization of the common areas, mulched all the common areas and completed aeration and overseeding this year. No lime treatment was needed. These services were all planned for within the budget.

Arborists/Tree Removal:

On August 7, we contracted with Bartlett Tree Service to control the invasive vines and species on HOA land for the first 14 feet of the right of way. This was for 2 treatments at a total cost of \$3,120. This total was not budgeted for and the HOA was assessed to make up the difference from the amount budgeted for invasive species removals. Next year and the following year will allow us to see the effectiveness of the treatment. If you believe we missed an invasive plant or bush, please let Kathy know.

On September 22, we met with Nick Duffy of Bartlett Tree Service to evaluate several trees. The first was a dying black cherry tree in the common area behind 102 and 104. He recommended removing the tree and not replacing it. He stated that it had compacted tree roots. He recommended we not replace the tree as the same would happen for any replacement because of the way the terrain is. The second were 7 Norway spruce trees and he determined they had "Needle Cast" disease, which is where the needles start to dry up and fall off. He recommended 3 treatments next year – in May, June, and August – to prolong their life. We have budgeted for those treatments next year. If any one of them dies, we will have to remove it and replace it, because we need to keep the integrity of that steep slope.

In November, we paid WNC Forestry Service to remove the dying black cherry on HOA property in the common area behind 102 and 104.

TPS is scheduled for December 5 to remove some of the invasive debris and to remove unwanted trees and bushes. Kathy had sent an email to the owners regarding this, and what the green tape meant. She has budgeted for seven hours of work and she will accompany the team. This will not cover all the HOA, but we will see how far we are able to get and then develop a plan for next year to complete the work.

Landscape Requests:

There was a total of 11, and all were approved by the HOA Board and HOA members.

1. 91 DVD – crown reduce 2 pines, 2 maples and a poplar.
2. 93 DVD – crown reduction of 3 trees (a cherry, a tulip poplar, and a maple) and removal of 2 trees (a cherry and a locust).

3. 95/97 DVD – September request: Crown reduce a river birch, a pine, and maybe a maple. Remove 5 young volunteer tulip poplar trees growing up and into other more mature trees behind 95. Crown reduce 2 pines, 3 tulip poplars, and 2 maples and remove 2 young, volunteer tulip poplar trees behind 97. – April request: remove 11 volunteer, new growth pine trees on the HOA land behind 95&/97.
4. 100 DVD – add some rocks to the bottom flower bed around the mailbox.
5. 102 DVD – crown reduction of 9 trees – 7 Norway spruces, 2 Eastern hemlocks.
6. 106 and 108 DVD – crown reduce 1 tulip poplar and 1 maple on HOA land behind homes.
7. 111 DVD – crown reduce 2 pin oak trees, 2 sourwood trees, 1 pine and 1 tulip poplar.
8. 113 DVD – crown reduce approx. 14 trees on HOA property: 4 poplar, 1 maple, 1 hemlock, 4 pine trees, 2 black cherry, 1 pin oak, 1 eastern red bud.
9. 115 DVD – crown reduce 5 white pine trees.
10. 119 DVD – crown reduce 6 pine trees.

Other Actions:

At the HOA secondary stormwater drainage basin, we are contracting this year to seal rust damage and holes in the bottom of the input pipe to stop leakage and soil erosion (est. \$599.76). About 3 years ago we had to replace the main stormwater drainage basin. (It is at the front entrance, with the gate around it.) We have the same problem occurring now, of course, in the other area, because it was galvanized steel that was put in place, and that is now falling apart. So, we are going to put a temporary fix that will last about 5 years, so that we can secure enough funds to do the full replacement, which will be a very costly replacement.

We also had the City of Asheville come and look at some of the dead and dying trees that are in the city right-of-way along DVD, to see what they could do to help defray our costs so we didn't have to hire an arborist. He confirmed the Norway spruces have Needle Cast and said all the large trees on that bend should not have been planted so close to the road, as they will cause problems in the future with the road. He marked 2 trees for removal in the right-of-way between 82 and 84 and at the curve of the road across from 102 DVD.

Property Enhancement:

We planted 2 rose bushes in the common area behind 102 and 104, and 4 lavender plants at the rock wall across from 78 DVD. Because of the harsh winter, we lost a lot of plants. Thank you, Teresa, for donating one of the rose bushes.

Future Landscape Requirements:

1. TPS Landscape contract: As expected, costs have continued to increase due to rising materials, supplies and labor costs. The new contract, effective April 1, 2024, is more than last year's contract. The monthly rate increased by \$95, and extra services, if activated, increased \$231. We have included in next year's budget the lawn treatments, but will skip the mulch and aeration and overseeding since that was done this year.

2. Arborist: We have increased the 2024 landscape budget to address treating the diseased Norway spruce trees for Needle Cast and the possible need to remove them if they die. Replacement plantings will be needed to maintain the integrity of the steep slope.
3. Railroad tie wall and long stone wall: We had 2 contractors come in to provide estimates and current life expectancy for the wood railroad tie retaining wall and the adjoining rock wall at the front entryway.
 - a) This was to update 2021 estimates to ensure we are budgeting sufficient funds. To complete both walls together, one estimate was \$13,349, the other \$12,500.
 - b) The railroad tie wall is in the worst condition and must be replaced next year. If we do them separately, the railroad tie wall will cost between \$8,000-\$9,000.
 - c) The long stone wall has another 5 years of life. Estimates for the replacement of this wall alone were \$4,029 and \$7,855. We may replace the railroad tie wall first and wait until more capital funds are available to replace the long stone wall.
 - d) The Board will examine our capital budget and determine the best way ahead for the replacement timing, and whether we do them together or separately.
4. Invasive Species control: We have renewed the contract with Bartlett Tree Service for the treatment of invasive vines and species. The 2024 contract cost will be \$2,170, which is \$950 less than last year.

Question:

Jill asked if the railroad tie wall was necessary, and what purpose it served.

Bill responded that it enables the parking lot to exist which is used to access the stormwater basin.

Chandra noted that if the wall were taken down, the whole slope part will come down because there needs to be a retaining wall to hold up the dirt, etc. from covering up the driveway. Kathy also noted that if the wall was removed, there would be possible damage to the integrity of the road above it. Bill also noted that the wall is on the borderline between Distant View HOA property and Park Avenue HOA property (the grass between the curb up to the wall), so any dirt, etc. which would be loosed would fall onto Park Avenue. Kathy added that not replacing the wall could affect the road bed above it on Distant View Drive. The Views HOA will, of course, coordinate with the Park Ave HOA. And, the Board is looking at putting in a mortared rock wall instead of the railroad tie wall, so it would not have to be replaced every 5-10 years, but last maybe 30 years.

Marilyn asked if the Park Avenue residents use the parking spaces, or is it just DVD residents. Bill responded that yes, they use them, just as anyone can use the extra spaces if they have overflow.

Landscape Committee:

Kathy thanked Chandra for all her hard work on the committee for the past several years. She is leaving the committee and will be missed. Teresa Ohlson will continue with the Landscape Committee and Kathy thanked her for all her hard work. Dana Dubreuil has agreed to help track the landscape budget in 2024. Sandra Barbour has agreed to help with the landscape requests and Marilyn Trapnell will be her back-up.

REPORTS OF BOARD OF DIRECTORS OFFICERS:

Secretary/Treasurer: Nancy Osborne

These numbers are as of November 15, 2023. The final end-of-year numbers are included as Attachments at the end of the Minutes.

1. Total Income: \$26,378.24 (dues, interest, and a Special Assessment for Invasive vines on DVD).
2. Total Expenses from the Operating Account: \$22,514.98 (including a transfer of \$4,750 to the Reserve Account).
3. Total estimated additional expenses from the Operating Account thru 12/31/23 are expected to be \$2,794.44.
4. Therefore, total estimated 2023 expenses of \$23,689.42 from the 2023 budget of \$24,750, brings us \$1,060.58 under budget.
5. This leaves an estimated \$14,290.05 in the Operating Account at year-end.
6. The estimated 2023 balance in the Reserve Account is \$8,129.67.
7. The total estimated year-end balance in both the Operating Account and the Reserve Account is \$22,419.72.

Vice-President: Kathy Gainey

Kathy thanked Bill for his 10 years of service as President of the HOA Board, especially helping the HOA navigate through a difficult legal battle. Bill has also helped in researching the capital expenditures that will be coming up in the next years.

President: Bill Uhle

Bill expressed that it was his pleasure to serve on the Board, initially with Richard and Diane, then Kathy and Gerry, and now Kathy and Nancy. There were tense moments dealing with the lawsuit and more work than normal having to catch up on the issues that occurred before his time started at The Views, but he thanked everyone for their help and support in closing that chapter, especially Richard, as well as the HOA owners who have been here since the lawsuit began. Bill said he was confident the next year's Board will continue to keep The Views as one of the best places to live in North Carolina.

UNFINISHED BUSINESS FROM THE LAST MEETING

No Unfinished Business, as there was the Special Meeting held in August re: invasive vine removal on HOA property.

NEW BUSINESS:

Review and Approval of 2024 Annual Budget:

Everyone was emailed a copy of the proposed 2024 Budget.

The main proposed changes:

HOA Operating Expenses:

1. A second year of the invasive vines treatments along DVD is added (\$2,170). This increase is offset by a reduction in the grass rejuvenation budget, as the aeration and overseeding was accomplished this year and it is only done every 2-3 years.

2. Increase the Reserve Account Funding from \$4750 to \$6500 to help offset the capital item costs expected in the next 5-8 years:
 - a. Rebuild the railroad tie retaining wall and the adjacent rock retaining wall across from the entrance sign.
 - b. Temporary fix of the secondary stormwater transfer basin inlet next year, with complete replacement of the inlet and all pipes in 5+ years.
 - c. Dig up at least one of the concrete stormwater junction boxes that run underground along the north border of the HOA to inspect the condition of the inlet and exit pipes (as is done by the City for all collection basins along DVD).
 - d. Kept the usual \$1,000 line item for legal fees, even though no money was spent this year for legal work.

Therefore, it is proposed that the annual assessment become \$1,000 per developed lot (\$500 per conjoined lot), which is a \$100 increase over 2023 assessment. Bill asked if there were any questions. Calvin Bolling moved to accept the proposed 2024 Budget. Bill seconded the motion to approve the 2024 budget.

ROLL CALL VOTE on the proposed 2024 Budget

Kathy outlined the Roll Call Vote process. She calls out each lot number. The owner(s) respond with a yes or no for approval. She then repeats the vote(s) for each lot's yes or no vote. If a lot has a Proxy, they respond when the lot that they hold the Proxy for is called.

The 2024 Budget was approved unanimously.

Election of the 2024 Board of Directors:

Bill announced that Kathy Gainey, Nancy Osborne, and Jean-Pierre have volunteered to run for the 2024 HOA Board. Bill nominated the three to be on the Board for 2024. Brad seconded the motion. Bill asked if there were any further nominations for next year's Board of Directors. No one being nominated, Bill moved that the nominations be closed, Gerry seconded. Since there were only 3 nominations for a 3-person Board, the vote was "yes" or "no" to the slate of the 3 nominees. The vote was by raising hands with fingers as to how many votes were held by that owner.

The 2024 Board of Directors was elected unanimously.

Bill thanked Heather for setting up the meeting and being available to help owners with Zoom questions or connectivity issues, and thanked all attendees for joining the meeting. Meeting adjourned at 8:15 pm.

Nancy Osborne
Secretary/Treasurer
The Views of Asheville Homeowners Association

Attachments:

1. HOA 2023 Income as of 12/31/2023
2. HOA 2023 Expenses as of 12/31/2023
3. HOA 2023 Financial Summary as of 12/31/2023
4. HOA 2024 Budget (as approved)

Attachment 1: HOA 2023 Income as of 12/31/2023

**THE VIEWS OF ASHEVILLE HOA
2023 OPERATING ACCOUNT INCOME STATEMENT (on 12/31/2023)**

Dues	
2023 Dues	\$24,750.00
Special Assessment - Invasive Vines	\$1,624.00
TOTAL DUES	\$26,374.00
Other Income	
First Bank Checking	\$4.79
TOTAL NON-DUES INCOME	\$4.79
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TOTAL INCOME	\$26,378.79

2023 RESERVE ACCOUNT INCOME STATEMENT (on 12/31/2023)

Transfer	
Funds from Operating Account	\$4,750.00
TOTAL TRANSFER	\$4,750.00
Income	
First Bank Checking	\$1.89
TOTAL INCOME	\$1.89
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TOTAL INCOME	\$4,751.89

Attachment 2: HOA 2023 Expenses as of 12/31/2023

The Views of Asheville HOA HOA 2023 Operating Account Expense Statement (as of 12/31/2023)

PAYEE	PAID	DATE	PD/CHECK #	COMMENT
LANDSCAPING				
TPS	\$827.98	1/01/23	#1113	December 2022 invoice
TPS	\$827.98	2/13/23	#1116	January 2023 invoice
TPS	\$827.97	4/10/23	#1118	February invoice
TPS	\$798.57	4/24/23	#1119	March Invoice
TPS	\$798.57	5/01/23	#1121	April Invoice
TPS	\$798.57	6/09/23	#1123	May invoice
TPS	\$798.57	7/17/23	#1127	June invoice
TPS	\$798.57	8/10/23	#1128	July invoice
TPS	\$798.57	9/02/23	#1132	August invoice
TPS	\$798.57	9/30/23	#1133	September invoice
TPS	\$798.57	11/01/23	#1136	October invoice
TPS	\$798.57	12/03/23	#1138	November Invoice
TPS	\$234.60	5/01/23	#1121	Round 2 fertilizer
TPS	\$930.29	8/18/23	#1130	Mulching
TPS	\$1,147.78	11/01/23	#1136	Aeration/overseeding
TPS	\$234.60	12/03/23	#1138	Round 6 Application
TPS	\$357.50	12/09/23	#1139	Clearance Work
TPS Total	\$12,575.83			
B. B. Barnes	\$34.00	6/09/23	#1124	common area rose bush
B. B. Barnes	\$96.24	6/11/23	#1125	common area plants
Bartlett Tree Experts	\$1,560.00	8/28/23	#1131	treatment to control invasive species
Bartlett Tree Experts	\$1,560.00	10/18/23	#1134	treatment to control invasive species
WNC Forestry	\$300.00	11/17/23	#1137	remove dying tree
TOTAL LANDSCAPING	\$16,126.07			
LEGAL/ACCOUNTING/BANKING				
Dixon Hughes/Forvis	\$350.00	8/14/23	#1129	Tax preparation for 2023
TOTAL LEGAL/ACCOUNTING	\$350.00			
TAXES/FEES				
City of Asheville	\$1,161.27	6/03/23	#1122	Stormwater tax 1/1/23 - 6/30/23
City of Asheville	\$1,336.50	12/18/23	#1143	Stormwater tax 7/1/23-12/31/23
TOTAL TAXES/FEES	\$2,497.77			
RESERVE ACCOUNT				
Annual Reserve Acct funding	\$4,750.00	1/07/23	#1114	
TOTAL RESERVE ACCOUNT	\$4,750.00			
INSURANCE				
Nationwide	\$706.00	7/14/23	#1126	Liability, D&O insurance
TOTAL INSURANCE	\$706.00			
MISC.				
HOA Landscape maps	\$89.00	4/30/23	#1120	
Website Domain renewal	\$141.73	1/09/23	PayPal	
Go Daddy Website (5 yrs)	\$881.58	1/10/23	#1115	
TOTAL MISC.	\$1,112.31			
TOTAL OPS ACCT EXP	\$25,542.15			
2023 Reserve Account Expense Statement				
Carolina Lawn & Landscape	\$50.00	8/02/23	#2004	Bricks @ Stormwater Retention Basin
TOTAL RES ACCT EXP	\$50.00			

Attachment 3: HOA Financial Summary as of 12/3/2023

THE VIEWS OF ASHEVILLE HOA 2023 INCOME & EXPENSES (OPERATING ACCOUNT) (as of 12/31/23)

Beginning ACCOUNT Balance 1/1/23		\$13,221.23	
	2022	2023 Actual <u>Actual</u>	2023 <u>Annual BUDGET</u>
ANNUAL INCOME			
Dues	\$21,000.00	\$24,750.00	\$24,750.00
Non-dues (Account Interest)	\$4.17	\$4.79	
Special Assessment - Invasive Vines on DVD		\$1,624.00	
<u>TOTAL INCOME</u>	<u>\$21,004.17</u>	<u>\$26,378.79</u>	
EXPENSES			
Landscaping	\$12,523.47	\$16,126.07	\$15,401.00
Legal/Acct./Banking	\$2,389.03	\$350.00	\$1,350.00
Taxes/Fees	\$2,171.07	\$2,497.77	\$2,278.00
Reserve Acct Funding	\$3,500.00	\$4,750.00	\$4,750.00
Insurance	\$550.00	\$706.00	\$600.00
Total Misc.	\$348.15	\$1,112.31	\$371.00
<u>TOTAL OPERATING EXPENSES as of 12/31/23</u>	<u>\$21,481.72</u>	<u>\$25,542.15</u>	<u>\$24,750.00</u>
<u>OPERATING ACCOUNT BALANCE AS OF 12/31/23</u>		<u>\$14,057.87</u>	

THE VIEWS OF ASHEVILLE HOA 2023 INCOME & EXPENSES (RESERVE ACCOUNT) (as of 12/31/23)

1/1/23 BEGINNING BALANCE		\$4,958.10	
	2022	2023 <u>Actual</u>	
INCOME/TRANSFER			
Interest Income	\$0.59	\$1.89	
Annual Funding	\$1,500.00	\$4,750.00	
<u>TOTAL INCOME</u>	<u>\$1,500.59</u>	<u>\$4,751.89</u>	
Balance Before Expenses	\$3,206.86	\$9,709.99	
<u>TOTAL RESERVE EXPENSES AS OF 12/31/23</u>		<u>\$50.00</u>	
<u>RESERVE ACCOUNT BALANCE AS OF 12/31/23</u>		<u>\$9,659.99</u>	

Attachment 4: HOA 2024 Budget (as approved)

HOA 2024 Budget (Accepted as proposed)

<u>HOA ACCOUNTS BALANCE</u>	<u>as of 12/31/2023</u>	
Operating Account	\$14,057.87	
Reserve Account	<u>\$9,659.99</u>	
Total	\$23,717.86	
<u>2024 INCOME</u>		
Annual Assessment of \$1000 (\$100 increase)	\$27,500	
(\$79 increase for vine removals, \$21 increase for Reserve Acct)		
<u>2024 OPERATING ACCOUNT EXPENSES</u>		
Landscaping	\$16,200	
TPS Landscaping Contract		\$10,436
Includes Mow, Edge, Blow every 7 days, Bed Maintenance, Pruning along DVD, storm water ditch inspections and upkeep		
Grass maintenance / rejuvenation (3xWeed/Fertilizer, Lime)		\$1,036
Landscaping Improvements to HOA common land (TBD, could be Mulch or improvements)		\$700
Arborist - Tree pruning/removal (storm damage, disease, appearance along DVD)		\$1,858
Arborist - Invasive vine removals		\$2,170
Legal, Accounting, Banking	\$1,400	
Tax Prep (Forvis/Dixon Hughes)		\$400
Legal Advice (ASK Law)		\$1,000
Taxes / Fees	\$2,570	
Stormwater		
Insurance	\$750	
Nationwide		
Miscellaneous Expenses	\$80	
HOA Website (renewal not until 2027)		\$0
Postage/Supplies		\$50
Annual Meeting		\$30
TOTAL OPERATING ACCOUNT EXPENDITURES	\$21,000	
RESERVE ACCOUNT FUNDING	<u>\$6,500</u>	
TOTAL EXPENDITURES	\$27,500	
<u>2024 RESERVE ACCOUNT EXPENSES</u>		
Retaining Wall Repairs (stone & wood walls near entrance)	\$12,500	
Secondary Stormwater Basin Repair	\$1,530	