

# OLDE MILL PROPERTY OWNERS ANNUAL MEETING MINUTES

St. Paul's Lutheran Church

10:00 am

Saturday, April 22, 2018

The following people were present: Bill Lane, Matt Merkle, Sonia Kisamore, Chuck Kisamore, George Reese, Gail Reese, Beth Bean, Ron Bean Amy Johnson, Joyce Durkee, Sheila Hughes, Ginny Elchert, Jamie Marurek, Jany Bulla, Kiera Dawson, Jordan Stine, Charlotte Phillips, Ashley Andrews, Kathy Ingam, Todd Wimmer, Christine Maloney

The meeting was called to order by Vice President, Joyce Durkee. Todd Thomas the President had resigned earlier.

Stg. Flowers from the Rowan County Sherriff's Office spoke about a **Neighborhood Watch**. He was very informative with good ideas. There was much discussion and it was thought to be a good idea. BUT when it came to getting it off the ground no one would volunteer to spear head the Neighborhood Watch. The subject was tabled. It was also stated that in the future that when there was a problem, such as strangers wandering the area – don't call the POA officers, call the police. A website for more information on Neighborhood Watch – nnw.org.

**President's Report** – Todd Thomas, President has resigned. Sandy Quinn stepped down from the Architectural Board. Joyce Durkee took over as the Vice President. Joyce spoke to the need of nominations for the Board of Directors for the election of said Board for 2019. The need for more people to get involved. Asking for a volunteer for the Neighborhood Watch. No one volunteered to head the Neighborhood Watch

**Treasurer's Report** – Beth Bean spoke to the funds in the POA account. There are enough monies to pay Duke Energy for the lights this year and the insurance coverage for the Board of Directors which is mandated in the Restriction Agreement for the POA that all should have been given a copy of when they purchased their house in the Olde Mill POA. There aren't enough funds to pay to have the entrance landscaped. Duke's bill for the lighting continues to increase. After discussion regarding the dues a motion was presented by Amy Johnson to increase the dues by 10% for EACH lot for 2019 and a \$30 assessment fee for each lot, and \$15 for the 1/2 lot for 2019; the motion was seconded by Ashley Andrews and unanimously passed by all present. This assessment fee is needed because in the Restriction Agreement the dues can't increase more than 10% each year. It was stated that this assessment would be unnecessary if the dues were increased 10% in the years past. Hind sight is always good.

It was reported that the Board of Directors is working on making the dues equal for all. In the past some of the empty lots were not charged. This has been corrected. All owned empty lots will carry a fee of \$75 for 2018. They will increase by 10% for 2019 to

\$82.50. No assessment fee on empty lots. When each house hold pays the \$30 assessment the POA account should be able to pay amounts due. And then a 10% increase should be enough when needed.

Christine reported that **Duke** does not have a copy of the original contract. But we are grandfathered in for the rate we pay. The POA can continue the current payment schedule by just paying the bill or it can have the lights removed at no cost to the POA. POA will continue to pay the current rate.

**Presentation of the Budget and Approval** – Beth Bean presented and explained the attached budget. It was approved.

**Nominations from the floor for write-ins and elections of the Board of Directors and Architectural Standards Committee** – During the discussion that followed there were no write-ins. Amy Johnson will move from the Architectural Standards Committee to the Board. Finally, there was a volunteer, Matt Merkle, to replace Todd Thomas on the Board. When the Board meets they will elect a President. And, there was a late volunteer, Jordan Stine, for the ASC.

Board – Beth Bean, Joyce Durkee, Christine Maloney, Amy Johnson and Jordan Stine.

Architectural Committee – Beth Bean, Joyce Durkee, Christine Maloney, Jany Bulla, Gail Reese.

The Architectural Committee could use 2 more volunteers to be part of the AC.

**New Business** – Chuck Kisamore spoke to the change in the website. He has now gone to GoDaddy. They have been paid \$500.00 for their services by Chuck and Chuck was reimbursed. The address is oldemillpoa.com.

**Suggestions for Community Events** –

**Election Results** – Board and ASC was unanimously elected.

**Adjournment** – The meeting was closed at 11:45 am. The church needed the room.

Respectively submitted,

Christine Maloney  
Olde Mill POA Secretary