Mountainview Estates Property Owners Association 2022 Annual Meeting

Annual Meeting Notice:

This serves as your formal notice of the Annual Meeting of the Mountainview Estates POA to be held this **July 16**th, **2022 at 10:00 am**. Please try to attend.

Location: Midway Baptist Church Fellowship Hall (ground floor)

1670 Mt Jefferson Rd.

West Jefferson, NC 28694 (by Wal-Mart)

And: Online via ZOOM Video Conferencing

Website: https://mountainviewestateswjnc.com/2022-annual-meeting

2022 Annual Meeting Meeting Meeting Notice

MOUNTAINVIEW ESTATES PROPERTY OWNERS ASSOCIATION

2022 Annual Meeting Agenda

The agenda which will be followed at the Meeting will be as follows:

- 1. Roll Call. 10:00 am
- 2. Call 2022 Annual Meeting to order
- 3. Presentation of the 2022 Meeting Notice Letter
- 4. Reading of minutes from previous Annual Meeting
- 5. Presentation of Annual Report by Board Members
- 6. Presentation and Vote on Annual Budget
- 7. Presentation and Vote of Board Candidate Nominations for President and Treasurer/Secretary
- 8. Unfinished business
- 9. New business
- 10. Adjournment

Please log into the Zoom meeting a few minutes before 10:00 am, as it may take a minute or two to establish the connection.

In Person Meeting Location: Midway Baptist Church Fellowship Hall (Ground Floor)

1670 Mount Jefferson Rd West Jefferson, NC 28694 (Beside Wal-Mart)

Zoom Meeting: https://mountainviewestateswjnc.com/2022-annual-meeting



2022 Annual Meeting Meeting Meeting Agenda

Mountainview Estates Annual Budget

In accordance with North Carolina Statute Ch. 47F, and after careful consideration of member input, and in consultation with legal counsel for the subdivision; the Board has adopted the following annual budget. The annual budget is hereby presented for ratification by the membership.

The first portion of the annual budget pertains to the general administrative costs for the necessary funding of running the association and attending to common expenses for the entire subdivision in accordance with the deeded declaration of restrictive covenants of every lot.

(see reverse for explaination of line items)

Annual POA Budget	
Liability Insurance	\$2,000
Legal Services	\$2,000
Office Supplies	\$400
Postage	\$500
PO Box Rental	\$185
Website	\$285
Zoom Subscription	\$200
Sign Maintenance	\$1,600
Reserve Fund	\$1,200
Subtotal:	\$8,370
Number of Lots	239
Annual HOA Fee	\$35

The second portion of the budget pertains to the road maintenance provision for every lot which is contiguous to the subdivision roads.

(see reverse for explaination budget)

Annual Road Maintenance Budget	
Annual Budget	\$66,000
Total # of Lots	220
Annual Road Maintenance	
Fee	\$300

2022 Annual Meeting Side 1 of 2

Explanation of HOA Budget

Liability Insurance

All deeded subdivision roads and common areas are required to be insured in accordance with NC Statute Ch.47F-3-113. Insurance protects the subdivision and the lot owners interests by providing for liability insurance, covering all occurrences commonly insured against for death, bodily injury, and property damage arising out of or in connection with the use, ownership, or maintenance of the common elements.

Legal Services

The HOA retains professional legal counsel as an essential resource to ensure that applicable laws and processes are followed for the protection of all members and the subdivision at large. Professional legal counsel is provided to the board on such matters as pertaining to the governing documents, financial matters, negotiations, insurance, and the collection of fees, fines, liens, and other legal matters that may arise.

Office Supplies

In order to produce periodic mailings which are sent to all deeded members of the subdivision, the HOA makes occasional purchases of paper, card stock, windowed envelopes, labels, decals, stamps, highlighters, receipt books, staples and printing services of all documents for mailing, and for the administrative supplies of the board.

Postage

Postage stamps for periodic mailing including occasional certified letters.

PO Box Rental

Post office box rental for the HOA.

Website

Website fees include the website, domain name email address, and Microsoft Office productivity pack.

Zoom Subscription

Virtual meeting subscription used for regular board meetings and annual meeting of the full membership.

Sign Maintenance

Maintenance of the subdivision monument sign including landscaping and mowing around the sign.

Reserve Fund

HOA reserve funds are assets that are used to meet future financial obligations including future capital improvement projects. Reserve funds are held in preparation for unexpected expenses.

Road Maintenance Annual Budget

In accordance with the Declaration of Restrictive Covenants, a Road Maintenance Fee is applicable to those lots which are contiguous to the subdivision roads. The \$66,000 annual budget for road maintenance provides for about 2,000 linear feet of pavement resurfacing or about 4,000 linear feet of fresh gravel. There will be a proportional allocation of road repairs on both gravel and paved roads. The annual budget covers about 6% of the 5.3 miles of private subdivision roads we are required to maintain.

2022 Annual Meeting Side 2 of 2

Mountainview Estates Nominations Committee

Nominations to the Board



Mark Shouse is being nominated for President. Mark is originally from King, NC just north of Winston Salem. Mark has been in banking as a commercial/business lender for 38 years. His career started with United Savings and Loan of Mount Airy and he has worked for BB&T for 29 years before moving

to First Bank headquartered in Southern Pines, NC. Mark and his wife Kim, have 2 grandsons and his entire family loves the mountains, especially Ashe County. Mark and his wife Kim own a home on Lauren Lane at the top of the neighborhood.

Paul Hyson is being nominated for Treasurer/Secretary. Paul moved to the neighborhood about 3 years ago from Charlotte where he lived for 17 years, and previously he lived in Florida. Paul and his wife Barb own a home on Denise Drive near the center of the neighborhood. He holds an MBA from the University of North Florida



and a business degree from the University of Florida. He recently retired from Wells Fargo Bank as a Senior Vice President after a career spanning 40 years.

2022 Annual Meeting Board Nominations



Date: May 26, 2022

Property Owner Mountainview Estates Subdivision West Jefferson, North Carolina

Dear Member,

On behalf of your HOA Board, I would like to invite you to attend the upcoming annual meeting. If you cannot attend, please return the enclosed proxy form in order to ensure that your vote is recorded.

This year the board has undertaken efforts to evaluate different ways to fund the needs of the neighborhood road repairs. As requested during the last annual meeting, the board investigated the possibility of a two-tiered fee structure for improved vs. unimproved lots. After hearing from many lot owners and after consultation with the HOA legal counsel, it was determined that this would not be appropriate for various reasons. Therefore, the one-tiered fee structure of 1 fee per lot whether developed or undeveloped, will remain the same.

The paved roads of our subdivision are approximately 25 years old and are in the final stages of pavement life cycle. When pavement has aged 25 years, it begins to deteriorate rapidly which, we are seeing throughout the subdivision. After so many years, there is no more time left to put-off funding essential road maintenance since road repair will become more extensive and costlier as each year passes. Portions of the gravel roads continue to require significant work on drainage abatement and fresh gravel in order to bring them up to standard. The work on the gravel roads is intended to build a sufficient base necessary for the possibility to eventually be able to install pavement.

Accordingly, the HOA Board has adopted the enclosed annual budget in accordance with NC Statute Ch. 47F Planned Community Act, after assessing the increasingly critical need for road maintenance throughout the entire neighborhood. Your support for this annual budget is critically needed.

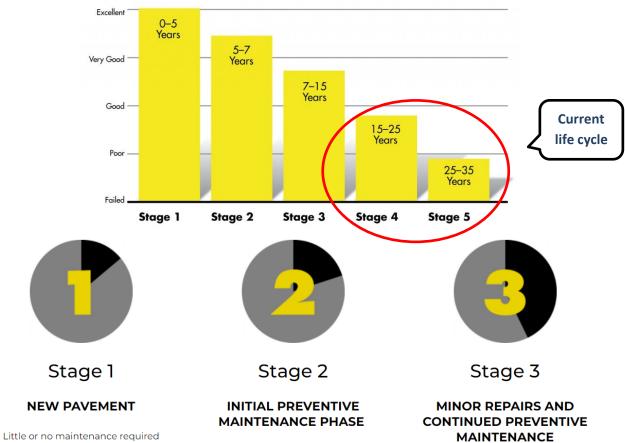
One final note. It has been my pleasure to serve you on the board over these past three years. This year, I will be rotating off of the board as a new board member is elected. It has been a joy to see the efforts of so many members who volunteer, and selflessly serve their neighbors in various ways. We have a wonderful neighborhood full of caring people. May we continue to come together, not only as stakeholders preserving our collective investment, but as neighbors helping neighbors.

Kind Regards,

Walt

Walt Parsons, President Mountainview Estates POA

Asphalt pavements, like everything, have a life cycle.



Typical maintenance procedures include initial sealcoating, crack sealing

Typical maintenance procedures include some patch repairs, crack sealing, second sealcoating



Stage 4

MAJOR REPAIRS

Typical maintenance procedures include extensive patching repairs, asphalt overlay, third sealcoating



Stage 5

EXTENSIVE REPAIRS OR COMPLETE **RECONSTRUCTION**

Typical maintenance procedures include major repairs throughout the community or complete removal and replacement of the asphalt