

**Annual POA Meeting for Mountainview Estates  
Held virtually via Zoom Video Conferencing  
Saturday, September 19, 2020 at 10 AM**

Board Members in attendance:

Walter Parsons, President  
Marshall Boyer, Treasurer and Secretary

John Cope, Vice President  
Jeff Forman, Member at Large

Members in attendance:

Michael and Anita Fraley, Christopher and Linda Gulya, William and Donna Burden, John and Pam Cope, Kevin and Elisa Miller, Edward Dale Parker, Mark and Mary Hammonds, Paul and Barb Hyson, Cameron and Amanda Keziah, Richard and Sarah Lenz, Jack and Justyna Niewiadomski, Harold and Wanda Parks, William and Diane Pennell, Gary and Mary Ann Sharpe, Ted and Linda Wezyk, Marshall and Susan Boyer, Marie Craig, Stephan Dragisic, Kris Dickens, Glen Dumont, Jeff and Karen Forman, Kyle and Susan Hall, Howie and Chris Morrison, Bryan and Sherri Murray, Walt and Jennifer Parsons, Mark and Kimberly Shouse, Michael and Susan Smith. James and Laura Woodruff

Quorum:

There were 51 lots represented in attendance as well as 16 proxy lots for a total of 67 lots out of a total of 235 or 29% of total lots represented and according to the by-laws we have a quorum and can proceed.

The POA president, Walt Parsons took the attendance role of all participants who joined the virtual meeting. After going through all virtual attendees and recording all that were in attendance and seeing there was a quorum, he called the meeting to order at 10:19 AM. Walt welcomed everyone and turned the meeting over to Member at Large Jeff Forman to present and read the Notice of the Meeting which was mailed to everyone.

After the meeting announcement was read Walt turned the meeting over to the Treasurer/Secretary, Marshall Boyer for the reading of the minutes from the last annual meeting which was the initial meeting of the POA. The minutes are on the POA website. Marshall read the minutes in their entirety. After the minutes were read Dick Lenz noted that his name was spelled incorrectly; it should be "Lenz" and not "Lane". With no other corrections or discussion Marshall moved to accept minutes as read, with corrections. Jeff Forman second the motion. Motion passed unanimously.

Walt then turned the floor back over to Marshall for the Treasurer's report. It was reported the POA from 6-1-2019 until 9-17-2020 had received \$24,900 in road maintenance fees, \$77.40 in interest, \$3500 in donations, and refunded \$100 for and overpayment by a property owner for a total of \$28,377.40 in receipts. The expenses were as follows: Insurance \$1653, attorney \$307, notary \$15, registrar of deeds \$26, office supplies \$224.80, Road Maintenance \$8,284.47, stamps \$276.55, post office box \$248, checks \$18.40, web site \$268.04, zoom \$14.99 for a total expense of \$11336.25 which gives POA \$17,041.15 in checking. Marshall made a motion to accept treasurer's report. Jeff seconded it and the motion passed unanimously.

**Annual POA Meeting for Mountainview Estates**  
**Held virtually via Zoom Video Conferencing**  
**Saturday, September 19, 2020 at 10 AM**

A question was raised how many members have not yet paid their road maintenance fees and what steps were to be taken to collect past due fees. Walt said that at present, there are 17 who have not yet paid from last year. Walt explained the collection process which the POA attorney explained to him. In accordance with the Covenants and Restrictions, the By-laws and NC State Law, a 15-day letter would need to go out to all delinquent accounts giving those property owners 15 days to pay the late fees or it will be turned over to the attorney for collection.

Walt then reported what the board had discussed and accomplished over the last year for the neighborhood. Articles of incorporation were filed with the state and the POA was incorporated. Documentation was filed to receive IRS and State tax ID number which were received. The board opened a checking account with Lifestore Bank with free checking. The board Instituted a 2-signature policy for any checks over \$1000. The board rented a Post Office Box. The board Implemented a minimum, 3-quote policy for all road maintenance projects. Over the past year, Tony Pennell, the Road Maintenance Chair has surveyed all roads to see what needs to be done which includes roads, ditches, and vegetation and prioritizes them and bring them to the board. Tony as coordinated several cleanup days where volunteers have cleared trees and vegetation from side of road. Walt Parsons and Tony Pennell petitioned Sky-Line/Sky-Best into bringing fiber-optic lines into the lower parts of the community which is the majority of the neighborhood. The website was produced and a very special thanks to Mike Smith for helping to initiate the website and for his work on setting up the website.

Walt stated the POA's receipts available for this upcoming year should be approximately \$30,000 with administrative expenses at \$2811 will give the POA approximately \$27,189 to spend on roads.

Walt talked about what can be found on website such as plot maps, by-laws, covenants and restrictions, work days posted, board members section, and for those who may be planning on moving the electric company, internet services, and others. Walt also talked about the social the neighborhood had last October at Ashe Park. Wanted to assure all property owners that no POA funds were used for this social. Susan Boyer and Pam Cope donated their time and personal expense to bring this off. Maybe after the virus we can have another social. All who came seemed to have a good time.

Tony Pennell talked about the road maintenance that was done this past year. He presented before and after pictures of the work done on Denise Drive, the brush and roadside clearing on Abbie Trail and the roadside clearing of Lauren Lane.

Walt then went over by-laws for nominating committee. It shall consist of the President and 2 other property owners. This committee shall give recommendations for board member to be presented to the annual property owners meeting for next year. The members this year are Mary Hammonds and Steve Dragisic. Anyone who is interested is serving as a board member for next year can fill out a candidate application form which can be found on the web-site and mail it to PO Box 1579 West Jefferson NC 28694 or give it to board member or nominating committee member. Deadline for forms is March 1, 2021.

Walt went over planned maintenance projects for next year. The board has previously approved a plan to pave a 200 ft section of Denise Drive in front of Dick Lenz's house. Hopefully, weather permitting, it can get started mid-October or November if the contractor can fit it into their schedule. The lower portion of Lauren Lane is sagging, sinking and cracking. Abbey Trail is washing out in places as well as

**Annual POA Meeting for Mountainview Estates**  
**Held virtually via Zoom Video Conferencing**  
**Saturday, September 19, 2020 at 10 AM**

Alexander Ave which, is washing out and taking gravel downhill with it in one place. Megan Lane from top of the hill all the way down to Barbara Robinson's house is cracking up badly which is about 350 ft section. Thomas Drive has washout especially at the entrance and needs brush cut along the roadside. These projects will cost approximately \$30,000. A question was raised if the gravel roads property owners should bare more assessment in order to bring their roads up to original state. Walt Parsons responded that per the covenants and restrictions and the Bylaws, all property owners pay an equal share in road maintenance fees and that no property owner should be required to pay more than another for road maintenance. Furthermore, it is the intent of the board to bring the roads back to their original state and ensure that all property owners can access their properties from neighborhood roads. Each property owner should be assessed the same per lot to get to that objective. Lauren Lane is paved the rest are tar and gravel or just gravel. A question was also asked is contractors should be responsible for any damage they do to the roads. That has been brought up in board meetings and the board is looking into that. So far, the one place where it has been seen, the road was already in such bad shape that the contractor should not be held liable for the poor state of the road.

Walt reviewed the two proposed amendments to the by-laws. Amendment 1 states that any increases in fees must be voted on by the POA membership at annual meeting. The board cannot borrow money for a project without full membership vote at annual meeting or a special meeting if there is a major problem that has come up in the community. Chris Rallis made the motion to accept Amendment 1 John Cope second. Motion passed unanimously. Amendment 2 was that the board members be staggered to provide more continuity to the board. Chris Rallis made motion to accept Amendment 2, Dick Lenz seconded it. There was 1 opposed and the rest were in favor. Jeff Forman made a motion that Walt Parsons and Marshall Boyer be the board members that would have the 1-year extension. John Cope second. The motion passed unanimously.

John Cope presented a report on the efforts of community volunteers that have given their time, equipment, and resources to help better the roadways and the appearance of the neighborhood. John provided a list volunteers and some before and after pictures and thanked everyone who participated.

Walt then asked if there was any unfinished business. Mike Fraley made a motion that even if we have the annual meeting next year face to face that we still have it on zoom. John Cope second. Motion passed unanimously. Paul Hyson thanked the board for their efforts on behalf of the neighborhood.

Walt Parsons moved for the meeting to adjourn. Jeff Forman seconded and the motion passed unanimously.

Respectfully submitted by Marshall Boyer