

Annual POA Meeting for Mountainview Estates
Held virtually via Zoom Video Conferencing
Saturday July 17, 2021 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:

Dick Lentz, Walt Parsons, Christal Beck, Mark and Mary Hammonds, Steve Beaulieu, Patty Duffy, Bob and Deb Swisher, Wes Phillips, Lisa Perry, Glen and Doris Dumont, Susan Smith, Larry Martin, Paul and Barb Hyson, Chris Rallis, Kevin Plate, Tammy Wahpeconiah, Mark Shouse, Bryan and Sherry Murray, Chris Morrison, Paul O'Rourke, Dale Parker, Jim Utley, Steve Burrows, Harold and Wanda Parks, Hugh and Virginia Mahaney, Kevin and Elisa Miller, Anita Fraley

Quorum:

There were 30 lots represented in attendance as well as 69 proxy lots for a total of 97 lots out of a total of 245 or 40% of total lots represented and according to the by-laws we have a quorum and can proceed.

After confirming quorum, the meeting was brought to order by President, Walt Parsons at 10:10 AM.

Walt went over agenda and read annual meeting notice which was mailed to everyone and also appears on Web Site.

Walt then handed meeting over to Secretary-Treasurer, Marshall Boyer who read the minutes of last year's annual meeting. There were 2 corrections in the minutes, one being that "Board Member at Large" Jeff Forman read the meeting notice and that all paved roads were asphalt instead of some being tar and gravel. Marshall then moved that the minutes be approved as read with corrections. Steve Beaulieu second the motion which passed unanimously.

Walt turned the floor back to Secretary-Treasurer, Marshall Boyer for reading of treasurer's report. Marshall reported that the checking account starting on 9-17-20 with \$17,041.15. From then to 7-6-21 the POA received \$28,450.84 in road maintenance fee plus \$82.92 in interest. We had to return \$100 to lot owner who overpaid for a total of \$28,433.76 in receipts and with the starting balance gave the POA \$45,471.91 to operate with. Expenses were as follows: Insurance for \$1561.00, Register of Deeds for \$26.00, Office Supplies for \$49.27, Road Maintenance for \$32,479.36 which included \$8526 for gravel and spreading on gravel roads, \$56.36 for signs and paint, and \$23,900 for paving portions of Denise, Lauren, and Megan. Total expense was \$34,946.89 which leaves balance of \$10,528.02 in checking, Marshall moved that Treasurer's report be accepted as read. Susan Smith second the motion and the motion passed unanimously.

Walt then went over budget for next year. As of the present there are 190 lots in neighborhood subject to road maintenance fees at \$100 per lot which provides \$19,000 in annual revenue. The recurring expenses are as follows: Insurance \$1561.00; Office Supplies \$50; Stamps \$482.00; Post Office Box \$118; Checks \$19; Website \$335; Zoom \$15; Legal \$250, for total of \$2856.00. This gives POA \$16,144.00 for road maintenance, after expenses.

Walt then explained that there are those who have combined lots which is within the POA's covenants and restrictions. This has decreased the amount of lots subject to road maintenance fees from 225 down to 190 and has decreased our annual revenue by \$3500.00. Walt stated it has taken 2 years to collect enough revenue to do the road work we have done.

Patrick O'Rourke stated he has cloud space on his web site we could use to possibly save money. Walt stated the website is more than a stand-alone website; the service also provides back-office programs such as Microsoft Office, Word, Excel, etc. as well as email account and customer database features. Walt stated that we would look into the cloud-based product to evaluate whether there is an opportunity for cost savings. Paul Hyson asked if we could assess fees by amount of road frontage instead of lots, Walt explained we could not change the way fees are applied unless voted on by the full membership in order to change the Covenants and Restrictions. The board could discuss this possibility and bring it up to full membership next meeting, but it would require a 2/3 majority vote to pass.

Walt then went over Road Maintenance Projects completed over the previous year and showed before and after pictures. On Denise Drive, in front of Dick Lentz's house 200 feet of fresh asphalt with wedge and leveling was completed. So far 400 ft have been repaved on Denise Drive over the last few years. Lauren Lane was sagging near the entrance to Buck Mountain Road. The paving crew took care of this plus put an extra 30-40 feet down than was previously estimated without increasing the price. Megan Lane had 200 feet paved just below Steve Beaulieu's house where it was cracking badly and grass was taking over the road. Abbey Trail had 500 ft of gravel put down and spread. The Buchanan's have already added a lot of gravel on a large section going back to their house. Alexander Avenue had a side ditch dug out for extra drainage and the contractor dug out a lot of clay and mud in the road in order to put down 4 inches of gravel all the way to the end of the road. Thomas had 500 ft of 4-inch gravel placed and spread, Patrick O'Rourke stated board was doing great job and asked about gravel roads being paved eventually. Walt stated that the paving contractor advised that we need at least 4 inches of gravel base before it could be paved. Our primary goal is to bring all roads at least up to their original conditions.

Anita Fraley said there have been a lot of trucks going up the roads and has anyone considered road damage from construction companies. Walt stated that this has been discussed a number of times. Road damage can be assessed to the construction company directly. However, any assessments to lot owners would have to go in front of entire membership for a change to the Covenants and Restrictions.

Walt thanked those who volunteered to serve on the nominating committee which was Mary Hammonds and Steve Dragisic. They nominated the following people for board positions; Susan Smith for Vice President, Susan is a local realtor and has a business background; and for Member at Large, Steve Beaulieu who owns his own electrical company. There was also one write in candidate for Vice President, Angela Wilkinson and two write in candidates for Member at large which are Angela Wilkinson and Mark Sanger.

Walt provided the link and explained to everyone where to go and how to vote electronically. After everyone voted Walt tabulated the vote. For Vice President Susan Smith 91 votes included proxies and Angela Wilkinson 1 vote. Congratulations were offered to Susan Smith. For Member at Large Steve Beaulieu received 83 votes, Angela Wilkinson received 1 vote and Mark Sanger received 1 vote. Congratulations were offered to Steve Beaulieu. Walt thanked Susan and Steve for coming onboard as new board members. Walt thanked John Cope and Jeff Forman for their service as departing board members.

Walt then went into road maintenance fee proposal. There must be 2/3 majority of all lots in neighborhood to approve the new proposal. Walt went over the proposal. The roads are 23 years old with most roads having deterioration and cracks in them, some are worse than others. The gravel roads need repair, drainage and upkeep as well. Historically, a number of property owners have paid out of their pockets and have done some work on their own. There are 5 miles of roads in the development, both paved and gravel and \$100 per year cannot keep up with all the repairs. Walt read the proposal. He then went over the financial cost. At \$100 per year it would take 26 years to cover all roads at existing costs. Patrick O'Rourke asked if new proposal fees are in addition to regular fees. Walt stated they are not in addition, that they would replace the current fee. Anita Fraley asked how many property owners are delinquent. Walt stated at present there are 2. Lisa Perry asked what would happen to property values if nothing is done. Walt stated bad roads may decrease property values. Susan Smith stated that as a realtor she can say interested people who are looking for property are looking for good roads. Lisa Perry asked if combining lots would affect revenue for 5, 7, or 8-year plan. Walt said potentially, if too many lots were combined, it may require a prorated extension of the plan to cover a partial year, if revenue is adversely affected. Dale Parker said he is in favor of it and need to do it as soon as possible. Patrick O'Rourke asked if improved lots can pay more than unimproved lots. Walt said that would require a 2/3 majority vote of the full membership. Anita Fraley asked how many houses are on gravel roads. Walt says there are 4 or 5 houses. Lisa Perry asked if we could put funds in an account that gives more interest. Paul Hyson said that our existing checking account that currently pays 3/4% interest with free checking is good at this time. Mark Hammonds asked if contractors should have to pay for damage to the roads. Walt stated, yes they can be held liable for damage they cause. In order to establish a claim, either the HOA or the property owners must take before and after pictures to prove any damage they caused. Kevin Miller had concerns about getting out in the winter when it snows. Walt stated at the present snow removal has been provided by local residents with snow removal equipment. Walt stated that the board will discuss the possibilities of a plan to confirm commitments for coverage areas for snow removal.

Walt explained that we would now be preparing to vote electronically and provided the link for members to vote. Dick Lentz asked if this vote passes and a property owner sell would the new owner be obligated to pay new fee. Walt stated yes, they would. Walt said let us now vote. After all had voted there was a few minutes while votes were tabulated. The vote was as follows. There are 190 lots subject to the Road Maintenance Fee in the neighborhood and 2/3 of that vote is 127. There were 71 votes in favor of new proposal and 48 votes against the proposal. The proposal did not get the 2/3 majority and has failed. Glen Dumont asked if we can have a special meeting to revisit this issue in a couple of months. Walt stated we could have a special meeting and the board would discuss it. Walt said the books are open for anyone to look at the vote.

Walt went over future road maintenance projects. Lauren Lane at the top. Megan Lane right below where they just paved. Denise Drive. Thomas and Abbey have bad drainage problems and would be a priority over the next 12 months.

Walt presented the Nomination Committee for next year. They are Steve Dragistic, Mary Hammonds, Wes Phillips, and Walt Parsons. Walt asked if anyone is interested in serving as President or Secretary-Treasurer please contact one of the nomination committee members or fill out form on the Web Site.

Walt thanked Mark Hammonds for painting the sign at entrance at Megan Lane and mowing around sign. If anyone would like to take this over please contact one of the board members.

Anyone who would like to donate to voluntary beautification fund please contact Marshall Boyer.

Everyone is invited to our Facebook group page. There will be post for any social events such as socials, luncheons, game nights, etc.

Walt asked if there is any unfinished business. There was none.

Walt asked if there was any new business. There was none.

Walt moved to adjourn. Marshall second it. Motion passed at 12:56 PM.

Respectfully Submitted by Marshall Boyer