

**2022 Annual Meeting Minutes for
Mountainview Estates of Ashe Property Owners Association, Inc.
July 16, 2022**

www.mountainviewestateswinc.com

Board members present: Walt Parsons, Marshall Boyer, Steve Beaulieu, Susan Smith

Board President Walt Parsons called the meeting to order at 10:05 am on July 16, 2022. Property owners participated in-person and via Zoom. Some property owners previously submitted written votes on matters to be presented at this annual meeting. Other property owners designated proxies to represent them. Walt determined that a sufficient number of property owners were in attendance to constitute a quorum. He declared the meeting as official.

Mark Shouse moved and Paul Hyson seconded a motion to accept the minutes of the 2021 Annual Meeting as posted to the POA web site. The motion passed by the unanimous consent of all present.

Board Secretary/Treasurer Marshall Boyer presented the Treasurer's report. The question was raised about e-mail versus physical mail for communication (including annual fee notices). Walt indicated that NC Statue chapter 47F mandates physical mailings. He further advised that the POA expense of providing stamped, self-addressed return envelopes has improved the timeliness of fee payments. Marshall Boyer moved and Mark Shouse seconded a motion to accept the Treasurer's Report. The motion passed by the unanimous consent of all present.

Walt Parsons recapped road maintenance completed in the past 12 months. Images are available on the POA Facebook page. (A link to the POA Facebook page can be found on the web site.) Walt then recapped repairs to be completed with existing POA funds as follows:

- Lauren Lane at Buck Mountain Road
- Abbie Trail at Buck Mountain Road
- Denise Drive at Lauren Lane
- Megan Lane at Buck Mountain Road

Twice per year, the POA will cover the cost to cut/remove ground vegetation within 4 to 6 feet of the edge of all subdivision roads. It was pointed out that some tree limbs are beginning to encroach on subdivision roads. Volunteer efforts help remediate this issue but that may not be sufficient to meet all needs. It was further noted that limbs broken by ice or snow loads creates an additional hazard. It was suggested that this concern be addressed at a future POA Board meeting.

It was pointed out that there are no stop signs at any intersection within the subdivision. Walt will ask Tony Pennell to contact the DOT concerning intersections with Buck Mountain Road. The POA board will address stop signs at subdivision owned road intersections at a future meeting.

Walt presented the proposed annual budget consisting of general administrative expenses and road maintenance. A copy of the proposed budget was mailed to all members along with an opportunity to vote by proxy. The budget was approved by a vote consisting of mailed in responses, proxies, Zoom

polling and in-person votes. The vote was 80 yes and 2 no. Every lot will pay an administrative fee of \$35 per lot. Lots subject to road maintenance fees will also pay \$300 per lot.

On behalf of the Nominating Committee, Walt presented Mark Shouse as nominee for POA Board President and Paul Hyson as nominee for POA Secretary/Treasurer. Both were elected by unanimous consent. Their two-year terms commence upon the conclusion of the annual meeting.

A call was made for lot owners to express their interest and willingness to serve on a future POA Board via the "Contact Us" link on the web site or by contacting any Board member.

All property owners were encouraged to join the private neighborhood Facebook group to obtain information about neighborhood events and news. All owners are also requested to submit a current e-mail address via the "Contact Us" link on the web site.

Walt called for any unfinished business to be voiced. None was voiced.

Walt then opened the discussion of new business. He clarified that all lots contiguous to a subdivision road are subject to the road maintenance fee. He shared the legal definition of contiguous as "any part of a subdivision lot that touches a subdivision road". He further clarified that the location of the property driveway does not determine contiguousness. There was no further new business.

Walt and Marshall were thanked for their service to the board. John Cope moved and Steve Beaulieu seconded a motion to adjourn. The motion was passed by unanimous consent. Walt adjourned the meeting at 11:50 am.

Respectfully submitted,
Paul Hyson, Secretary/Treasurer