

**Mountainview Estates of Ash Property Owners Association, Inc.**  
**Meeting Minutes of Annual Meeting July 15, 2023**

Board members present: Mark Shouse, President; Paul Hyson Secretary/Treasurer; and Steve Beaulieu Member-at-Large

The meeting was called to order at 10:04 am by Mark Shouse. A total of 67 property owners were in attendance via proxy, in-person and Zoom. This number amounted to 31% attendance by property owners which constituted a quorum (exceeding the 25% threshold). The meeting was declared official. The meeting agenda is attached below. A copy of the meeting notice (previously sent to all property owners via US mail and attached below) was presented. Mark called for comments and a vote to approve the minutes from last year's annual meeting. No comments were made. The minutes were unanimously approved.

Mark and Paul then presented the Annual Board report. Mark recapped road maintenance projects completed. Various property owners commented on the general condition of roads and questioned the prioritization of repairs. Mark explained the prioritization process and the general age and condition of the roads. It was clarified that the POA will seek to maintain and repair neighborhood roads to their original condition.

Paul Hyson presented a financial recap of collections and expenditures for 2022-2023. He noted that some 2021-2022 collections and expenditures were reflected in the 2022-2023 report due to the timing of both. He further stated that this timing issue should not recur in 2023-2024 and actual collections and expenditures should very closely mirror the budget.

Paul presented the 2023-2024 proposed budget which is attached below. The proposed budget is unchanged from the current year. Administrative dues are \$35 per lot. Road maintenance dues are \$300 per lot contiguous to a neighborhood road. Paul noted that administrative and road maintenance collections were down this year by \$700 and \$6000 respectively due to lot consolidations. Mark commented that it may be necessary to raise road maintenance dues in the future to keep up with needed repairs. Mark called for a motion to approve the proposed budget. It was so moved and seconded. The budget was approved by a vote of 63 yes, 3 no and 1 abstain.

Mark then called for a discussion and vote for John Cope as Vice president. There was no discussion. John was elected by a vote of 64 yes and 3 abstain.

Mark then called for a discussion and vote for James Bumgarner as Member-at-Large. There was no discussion. Jim was elected by a vote of 64 yes and 3 abstain.

Mary Hammonds and John Cope were recognized and thanked as the nominating committee.

Mark then opened the floor for discussions on old or new business.

Walt Parsons and Tony Pennell were introduced as the road maintenance committee. They further commented on the road maintenance prioritization process including using Shatley Paving to advise on which roads were in the greatest need of repair. A property owner requested advance notice of pending road maintenance. It was agreed that this was a good idea. Notice will be provided via the Association's website

(<https://mountainviewestateswjnc.com/>) and Facebook page (Mountainview Estates

Neighborhood) in the future. All were encouraged to follow the Mountainview Estates website and Facebook page. A property owner commented that ditches and culverts needed to be maintained. Tony advised that he is in contact with Pedro Aguilar concerning pending roadside trimming. A property owner requested that a letter be sent from the POA to State DOT concerning the inadequacy of the culvert at the intersection of Graystone and Buck Mountain roads and the resulting overflowing water/ice after even moderate rains. The POA agreed to send a letter.

Pam Cope thanked the Board for their volunteer service.

Paul Hyson asked the owners if others had experienced a large increase in property taxes. Many commented yes. Paul informed the owners that he intended to attend a future county commission meeting and complain about such large increases. Several expressed an interest in attending. A motion was made, seconded and approved unanimously to include a letter from the POA representing all property owners of our dissatisfaction with inconsistent valuations and large property tax increases. The POA will draft a letter and present it to commissioners.

There being no other new business, a motion was made, seconded and unanimously approved at 10:50 to adjourn. The meeting was adjourned.

Respectfully submitted by: Paul Hyson Secretary/Treasurer

**MOUNTAINVIEW ESTATES POA**  
**2023 Annual Meeting Agenda**  
**July 15, 2023, 10 am**

Call Meeting to Order

Presentation of 2023 Meeting Notice

Presentation of Annual Report by Board

Presentation and Vote on Annual Budget

Presentation and Vote on Board members for Vice President and Member at-large

Old Business

New Business

*Please log in to the Zoom meeting a few minutes before 10 am*

***<https://mountainviewestateswjnc.com/2023-annual-meeting>***

*In Person Meeting Location: Midway Baptist Church Fellowship Hall*

*1670 Mount Jefferson Rd.*

*West Jefferson, NC*

# Annual Meeting Notice:

This serves as your formal notice of the Annual Meeting of the Mountainview Estates POA to be held this **July 15<sup>th</sup>, 2023 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/2023-annual-meeting>**

## Income and Expenses July 7 2022 - July 7, 2023

Income and Expenses		Cash Reconciliation	
<b>INCOME</b>			
Dues	\$96,659.43	Beginning balance July 7, 2022	\$10,528.02
Other (interest, donations, refunds)	<u>\$333.42</u>	Total income	\$96,992.85
<b>Total Income</b>	\$96,992.85	Total Expense	\$97,710.32
		Ending balance July 7, 2023	\$9,810.55
<b>EXPENSES</b>			
Road and Property Maintenance	\$89,553.04		
Insurance	\$3,845.00		
Office Supplies and Administrative	\$3,047.95		
Attorney	\$1,264.33		
Petty cash	<u>\$40.00</u>		
<b>Total Expense</b>	\$97,710.32		

Annual POA Budget	
Liability Insurance	\$2,000
Legal Services	\$2,000
Office Supplies	\$400
Postage	\$500
PO Box Rental	\$185
Website	\$300
Zoom Subscription	\$300
Sign Maintenance	\$800
Reserve Fund	\$1,005
Subtotal:	\$7,490
Number of Lots	214
<b>Annual HOA Fee</b>	<b>\$35</b>

Annual Road Maintenance Budget	
Annual Budget	\$60,000
Total # of Lots	200
<b>Annual Road Maintenance Fee</b>	<b>\$300</b>