

# Silverleaf 2019 Annual POA Meeting

**Date:** October 04, 2019

**Time:** 5:00 pm at Zionville Baptist Church

**Purpose:** Annual Meeting of residents

**Attendees:** Jim Weybrecht, Dean Collins, Don Snyder, Donald Richardson  
Vivian Adams

## Description of Meeting:

The annual meeting was called to order by Jim Weybrecht at 6:05 p.m. following a brief pot luck dinner. The President asked for the roll call and it was determined that we had a quorum based on the approved By-Laws. A total of 47 residents; 30 voting members plus 18 proxies were in attendance which was a great showing of support. The By-Laws required 30% of 81 residents or a total of 24 voting residents.

The proxies were distributed as follows:

1. Dean Collins had six (6) proxies.
2. Jim Weybrecht had one proxy.
3. Vivian Adams had four (4) proxies.
4. Donald Richardson had one proxy.
5. Don Snyder had two (2) proxies.
6. John Leferes had one proxy.
7. Keith Cheshire had two (2) proxies.
8. Heather Mitchell had one proxy.

Total 18 proxies from absent residents.

## Road Concerns

Jim Weybrecht, President, briefly discussed the status of the roadway. He informed the residents that Travis Wilson briefly started road maintenance but due to the extremely dry conditions was not able to add any new gravel or smooth out the washboard areas. Don Snyder said that Travis has some suggestions for next year. Some discussion by those in attendance suggested that we contact Travis early in the season to get him scheduled so this does not happen again. Some felt that Travis was putting Silverleaf at the bottom of his schedule because we are a small job.

## Secretary Report

The 2018 Silverleaf Annual Minutes were read by Donald Richardson and were approved by the voting members. Don Richardson informed the residents that we had no new correspondence concerning any Silverleaf matters.

### Treasurers Report

Don Snyder discussed the financials. He indicated that we had \$29,564 on hand and approximately \$22K in accounts receivable from several residents. He reiterated that all dues were due March 31 before any late penalties would be assessed. He also stated that the POA State Farm Insurance policy for \$470 was paid as well as the current taxes. Much discussion was raised concerning the management company. Don indicated that many resident accounts were wrong and needed to be corrected. He also indicated that the overall management of our funds was poor. This sparked some discussion and a motion to cancel CMS as our management company was given and seconded. It was unanimous that the management company should be terminated. Bill McGowan indicated that he had the required expertise to take over the account based on his background. However, the first motion to cancel was taken off the table by vote and a new motion was put forward by Keith Cheshire to get Bill and Don to discuss this matter and get back to the board with a recommendation on how to proceed. Discussion about getting Nathan Miller involved was discussed.

### Gate Committee Report

Don Snyder gave a short report on the status of the gate. He indicated that the gate was locked open because one of the arms was not working properly. Don indicated that Catawba Fence Company was coming up to fix the gate on the 9<sup>th</sup> of October and that he was also going to bring some additional remotes with him. Dean Collins indicated that he sprayed the gate with a degreaser and that Matt Gould was going to pressure wash the gate, signs and statues. A few questions about gate codes and contractors was brought up and Don indicated that he can give out temporary codes with a phone call from the resident.

A motion to accept both the treasurer and gate reports was made, seconded, and passed.

### New Business

The president informed the residents that the Wakeman family have a land locked piece of property next to the Burke's lot at 562 Silverleaf. The neighboring lot wants to build an access road to connect to their property to Silverleaf. In order to build the connector road, the Wakeman's would have to buy an easement from the Burke's. Much discussion ensued about security measures and the lack of a clear proposal from the Wakeman's. Jim talked to the POA attorney who indicated that it was probably not a good idea but the POA would have to vote on the issue. After hearing the negative comments from the residents, a motion was brought to the floor, seconded, and unanimously voted down not to allow the connection. The motion was passed by all except for the Burke's.

The Silverleaf POA master list of names and addresses was circulated and updated.

Joy brought up the need for several mirrors on the blind curves. This was previously voted on and the board indicated that it would get some prices.

Jim and Joy indicated that they would provide snow removal for this winter season.

Dean Collins suggested that the POA draft an Estoppel letter that would outline current yearly dues, past due balances, and any future special assessments.

### Web Site

Don Richardson informed the residents that the web site was up and running. I suggested that we get somebody to become the administrator of the web site in order to keep it current. Web site fees were paid by me and reimbursed by the POA for five years. We discussed adding financials to the web site as a password secured user. I will look into making this happen.

### Old Business

1. The POA hired Mat Gould to mow the edge of Silverleaf and a small portion of Goat Mountain. In the coming spring season, we will have Matt mow a small portion of Apple Valley up from the Furloughs house and some small areas on Rocky Knob. the roadways and trim back any trees that might interfere with roadway safety. Matt continues to weed-eat the entrance twice monthly. We suggested to the residents that any persons who would like to donate or plant any shrubbery or plants at the entrance would be greatly appreciated.
2. The majority of the residents approved on the road maintenance work being done by Travis Wilson Construction on our roads but want Travis to be more responsive to our subdivision.
3. It was decided that the board would make a \$100 donation to the Zionville Baptist Church for use of the facility. Our donation should be made out to the: Zionville Baptist Church, P.O. Box 132 Zionville, NC 28698, ATTN: Ms. Ollie
4. The 2019 Annual Silverleaf POA minutes should be posted on the web-site.

### Election of New Board Members

Based on the by-laws, board members must be elected yearly at the annual meeting. It was noted that all of the existing five board members had agreed to serve another term. One additional residents was nominated: Keith Cheshire. A vote was taken, and the following residents were elected to the board as follows:

1. James Weybrecht, President
2. Don Snyder, Treasurer
3. Donald Richardson, Secretary
4. Dean Collins, Member at Large or Vice President
5. Vivian Adams Member at Large or Vice President.

A 2019-2020 board meeting will be scheduled in the next few months.

The meeting was called for adjournment at 7:35 pm.

Cheerfully submitted by Donald Richardson, POA Secretary

