Silverleaf 2022 Annual POA Meeting

Date: 08 October 2022

Time: 2: 00 pm at Zionville Baptist Church

Purpose: Annual Meeting of Board Members and residents

Attendees: Bill McGowan, Dean Collins, Donald Richardson, Frances Crucet

***Description of Meeting***

The primary goal of this annual meeting was to approve the new By-laws, replace board members by vote, and to discuss any new or old business that might affect the community.

***Quorum***

The President called the meeting to order at 2:10 pm. It was determined that a quorum of at least 30% or 24 members in good standing had responded with proxies or were in person at the annual meeting. A role call was taken, and 27 members were present at the meeting. Thirteen (13) proxies were also sent in by residents unable to attend the meeting.

***Residents in Attendance Proxies (Prop. Owner/Voting person)***

1. Drew Alexander
2. Dean and Dianna Collins 1. Hal and Cheryl McGee – Don Richardson
3. Lee and Debra Cooke 2. Stephen & Karen Taylor – Don Richardson
4. Kevin Tierney and Fran Crucet 3. Matthew Gould - Heather Mitchell
5. William Dodge 4. James Moree – Heather Mitchell
6. Water Fields 5. Mike and Cindy Burke -Will Mitchell
7. Nancy & Harry Gekas 6. Emmitt & Ann Johnson & Pamela

Johnson Wray (1645 SL) -Joy Weybrecht

1. Suzanne Gerard 7. Emmitt & Ann Johnson (1611SL) -Joy

 Weybrecht

1. Kaylee Holcomb 8. Robert Girard – Dean Collins
2. Richard Huitt 9. Peter Gamel – Don Richardson
3. Paul Jackson 10.Beverly Grubb- Dean Collins
4. Deena Kent 11. Jim Pertzborn – Bill McGowan
5. Robert & Debra Lamb 12. William Tickle – Bill McGowan
6. Johnny Lefevers 13. Jane Rippy – Bill McGowan
7. Laurie McDaniel
8. Bill and Anita McGowan
9. William Mitchell
10. Jeff Mohr
11. Dennis Norman
12. Don Richardson
13. Nicola Rousseau
14. John Shore
15. Garrett Simmons
16. John Slusher
17. Charles Small
18. Jim and Joy Weybrecht
19. Mickey Dalal

Based on the number of residents in attendance plus proxies, a quorum was achieved and the meeting went forward.

***Old Business***

 There was no unfinished business from the last meeting.

***New Business***

**Sign**

1. The President installed the new Silverleaf sign which looks really good. He also indicated that the goal was to spruce up the entrance and any resident participation would be appreciated. He indicated that he is currently maintaining the entrance Residents are encouraged to add flowering plants to the entrance but should check with Bill so a plan is developed.

 **Web Site**

1. Our web site has been updated by the president and is a work in progress. If you have any suggestions for changes or additions, please contact board members.

**Financial Report**

1. Current bank balance is approximately $31,972.30.
2. Our expected income from dues for the upcoming year is $43,700.00. We have 3 residents with past due dues totaling about $3,035 with about $1,500 not expected to pay this upcoming year due to various financial reason.
3. Expenses were up about 4K over last year. Our expected expenses for 2023 are about $35,361.00 plus about 12K for snow plowing. Gate electric and internet are about $450.00. Snow plowing expenses have almost doubled.
4. Our proposed budget for 2023 is about $54,500 of which $6500 was set aside for gate repairs.

**Gate**

1. The gate seems to have reached its maximum life span and needs to be updated with new controllers and arms. Mr. Kevin Crucet is now in charge of the gate and has new fobs available for sale. It is anticipated that the update would cost about $6500.
2. The residents suggested we make stickers available to identify residents and well as some ATV identification. A motion to approve some kind of identification for homeowners was approved.
3. Parking at the gate was discussed with a consensus that any enforcement should be for both renters and homeowners. No parking on the hill side is allowed.
4. Security cameras were installed to document vehicular traffic as a safety measure.

 ***Road Maintenance***

1. Tim Twiggs has been grading our roads and cleaning out ditches and coverts for over a year now. The road is in better condition and the slope has reduced erosion. Several residents were happy with our progress, but road maintenance is a work in progress. Tim’s equipment might not be what is need for the future of Silverleaf Community. Tim’s fees have increased from $100 per hour to $125 per hour. And the cost of gravel has also increased.
2. The POA is continually looking for road maintenance options which could include the purchase of a tractor with attachments. Bill did check with the company who owns a small grader on 421 in Zionville, but found out the motor need replacing.
3. Bill also suggested that owners should mow the edge of the road and clean out any debris from the culverts that may be on your property. This would help protect the roadway during storm events.
4. Some lengthy discussion occurred about roadway expenses. It was evident that road costs have increased and that the board would do its best to keep costs in line for 2023. Several ideas about the future of the road such as guard rails, new culverts, and more gravel were discussed. It may be necessary in the future to possibly raise our dues to cover increased roadway costs.
5. It was noted by several residents that several wide spots have been created to pull off the roadway which was better safety.

**Winter Road Maintenance**

1. The board was using Mountaineer Maintenance (Mr. Zach Thompson) but because of some issues last year, they may not be available for the 2022-23 season. Some residents suggested we have uniform house numbers for ease of recognition. The Board is still looking for a company to provide snow removal.
2. It was estimated that snow removal would cost at least $600 per pass.

 **Rental Properties**

1. For the past several years, more and more properties have been put in a rental program. It was suggested that between 7-12 homes are currently being utilized as a rental property. As more homes become rentals, this has resulted in increased traffic, parking congestion at the gate during winter months, abandoned cars in the ditch, and many people just abandoning their cars on the road because they don’t have 4-wheel drive with chains.
2. It was voted last year to charge a one-time fee of $400 per year to each rental house to partially cover road impacts by renters. Several residents indicated that many homes have 3-5 cars and trucks that go up and down the mountain adding increased traffic and damage to the road, plus dust.
3. A committee to deal with our rental problem was formed by Frances and Garrett Simmons. A set of rules for owners would be forth coming by this committee.
4. Some residents suggested that we have some kind of windshield form to identify renters.
5. With more renters comes more garbage plus nuisance noise. Some suggested that maybe we should change the nighttime noise time to 10 pm instead of the counties 11pm rule. This did not go very far in discussion due to policing

 **Mirrors**

Two mirrors were installed: one at Goat Mountain and Silverleaf and the other at Apple Valley and Silverleaf. Several other residents suggested that one should be put on Rocky Knob and one at the first curve on Goat Mountain. After a week of driving on the mountain, the mirrors were helpful.

 **By-Laws**

1. The new by-laws were discussed by the members with some changes forth coming. We would like to thank Anita and Steve Taylor for their hard work on this issue.
2. Several changes were proposed as part of the approval process:
	1. Article 2.1, Article 3.3, Article 3.6 and Article 8.1 would be modified. Once the new changes have been made, they would be sent out to the residents for review before they are signed.

 **Covenants**

1. Voting on the new covenants was tabled due to the lack of a required quorum. It was stated that a total of 51 residents based on NC law would be required to vote on approval. We thought that we could have a modified set of covenants in about 90 days.
2. A few members with experience stepped up to help with any modifications that would be required by NC guidelines.
3. A ballot for voting would be required to approve the covenant.

 **Voting**

1. It was Don Richardson’s time to leave the board and with the resignation of Steve Taylor, a member at large would be needed for the new board.
2. A total of 25 votes with no opposition were cast for Don Richardson, who will be retained as POA Secretary.
3. For the member at large, Keith Cheshire received 13 votes and was unopposed. Keith did say before the meeting that he was interested in the board position. Our President would contact Keith to inform him of the votes and the position.

**Open Discussion**

1. We are constantly upgrading our directory of residents. We would like to produce as map showing where each homeowner lives on the mountain. Some new addresses were received at the meeting and a new directory will be forth coming.
2. Our 2023 annual meeting was set for October 7, 2023.

 Meeting was adjourned at 5.00 pm

Respectfully submitted by Donald Richardson, Secretary

**December 31, 2024 Update**

These minutes have been amended to correct certain inaccuracies noted by the current POA board and several residents who attended the 2022 meeting. The edits include:

* Correction of the number of proxies
* Correction of the double count of Harry Gekas, who had correctly been noted to attend in person, plus incorrectly also attending by proxy
* Two minor typographical errors
* Correction to reflect that the bylaws were discussed but not approved, due to the contingency to update and recirculate the document prior to signing, which was reflected in the minutes.
* Correction of typographical errors to reflect sections which would be modified