

Silverleaf 2018 Annual POA Meeting

Date: October 06, 2018

Time: 5:00 pm at Zionville Baptist Church

Purpose: Annual Meeting of residents

Attendees: Jim Weybrecht, Dean Collins, Don Snyder, Donald Richardson
Keith Cheshire, absent

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. We had 11 voting members plus 17 proxies that made up a total of 29 voting members. The By-Laws required 30% of 81 residents or a total of 24 voting residents.

The following members were in attendance:

1. Donald Richardson
2. Ken and Vivian Adams
3. Don and Mona Snyder
4. David Bailey
5. Lees Gregory
6. Jim and Joy Weybrecht
7. Dean and Dianna Collins
8. Steve and Helen Taylor
9. David and Richard Huitt
10. Buck Brawer
11. Carl Boger

The 2017 Silverleaf Annual Minutes were approved by the voting members.

Treasurer's Report

Don Snyder gave an update on our financial situation which has improved with the additional monies received from the increased dues. The POA had approximately 39K in the bank account minus a forth coming invoice from Travis Wilson for our yearly road maintenance. He informed us we had about 14K in arrears and that several of the accounts had improper billing. He was going to try to solve some of the delinquent accounts with the management company in the next few weeks. A copy of the financial report is available upon your request. Some discussion was raised by a new owner on Apple Valley who was not impressed with the gravel work. We said that Jim would contact Travis to have him look at his issue with the road work. Jim Weybrecht made a motion to accept the treasurer's report which was seconded.

Secretary Report

Don Richardson informed the residents that we had no new correspondence concerning any Silverleaf matters.

Gate Committee Report

Don Snyder gave a short report on the status of the gate. He informed the residents that he had some additional gate keys for purchase and informed us that a routine service call would be required prior to the winter season. At the time of this writing, someone hit the gate trying to force it open and a service repair has been scheduled. Dean Collins asked if the POA would be able to change all the resident gate codes due to many contractors using the codes. We suggested that individual codes could be changed and suggested for new work that the resident contact Don to establish a temporary code for the contractor. Don indicated that this would not be a problem.

Old Business

1. Jim discussed that last year's snow plowing was about \$3,200.00 and that this year could be worse. I informed Joy that they should bill the POA for each plow, so we can have a representative figure to determine our budget for the upcoming season. They indicated that for whatever reason some plow dates were not billed. All plow dates need to be billed in case we are audited.
2. The POA hired Mat Gould to mow the edge of the roadways and trim back any trees that might interfere with roadway safety. This work was completed and some areas along Rocky Knob were trimmed of branches overhanging into the roadway. 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.
3. Our 2018 POA taxes were filed and a new insurance policy through State Farm was paid for the upcoming year.
4. The majority of the residents approved on the road maintenance work being done by Travis Wilson Construction on our roads. Approximately 832 tons of gravel were placed on our roadways. This was made possible by last years dues increase to \$500.00.

New Business

1. The renters at 400 Goat Mountain Road have several dogs that bark all day. The house is owned by David Bailey who informed the renters that they must comply with all Watauga County dog ordinances. The Adams live across the road and are upset with the continual barking. One of our residents indicated that dog bark collars would help this situation. He suggested that if the renters did not want to comply out of decency toward a neighbor, that nearby affected homeowners should start calling the sheriff. Ms. Vivian Adams has spoken to the owners who do place the dogs behind the house during the daytime, but the barking continues.
2. One of the new owners to Silverleaf complained about not being able to find out more information about the subdivision, especially who to contact. His realtor did not give him any information about who to contact or how much the dues were etc. He had been in the

3. neighborhood for about 4-5 months and was not happy. He also brought up the need for some street lights at dangerous corners and possible guard rails. The board informed him that we did not have a budget for those items but would look into some pricing if he would take the lead on securing quotes. The board could then decide if we had any items that could be budgeted or needed.
4. It was suggested that a new copy of the by-laws be distributed to the management company do to changes in the dues.
5. Dean Collins informed the residents that the meadow at the top of Silverleaf Road was recently purchased by Mr. Wakeman. Some ATV damage was around observed around the fire and Dean suggested to the residents to help keep this area pristine so it can be utilized by the residents.
6. 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
7. The 2018 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. Two additional residents were nominated: Vivian Adams and Buck Brawer. 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 replaced Keith Cheshire, Member at Large or Vice President.

A 2018 board meeting will be scheduled in the next few months.

The meeting was called for adjournment at 7:15 pm.

Cheerfully submitted by Donald Richardson, POA Secretary

