

TATER KNOB PROPERTY OWNERS ASSOCIATION

P.O. Box 354
Glennville, NC 28736

Minutes of Annual Meeting of the Tater Knob Property Owners Association held at the Beach Pavilion on Saturday, July 17, 1993.

1. The meeting was called to order by President Jim Bruce at 2:09 PM.
2. The invocation was given by Erv Shaw.
3. The President requested to be advised as to whether we had a quorum, and he was advised by Secretary-Treasurer Bill Drew that we did. The following were neither present nor did they submit proxies:
 - Lot 1 Williams
 - Lot 5 Glotfelty
 - Lot 6 Sheehan
 - Lot 7 Poirier
 - Lot 9 Peek
 - Lot 10 White (address unknown)
 - Lot 17 Meyer
 - Lot 21 Maas
 - Lot 22 Maloney
 - Lot 23 Goddard
 - Lot 31 Sale Closed 07-02-93 (formerly Weit)
 - Lot 33 Marti
 - Lot 35 Knaust

Total members not present and who did not submit a proxy as requested: 13.

4. Old Business
 - a. Secretary's Report: Melba Rilott made a motion that the reading of the Secretary's Report be waived as all members had previously been furnished with copies of the minutes of the last Annual Meeting. Second by Jane Greiser. Approved.
 - b. Results of Annual Audit: Audit performed by Pat Lang, signed as satisfactory on 07/15/93.
 - c. Financial Report: prepared and reviewed by Secretary-Treasurer Bill Drew. (Copy enclosed for those not present at the meeting.)
 - d. Road Report: Neil Greiser reported that repairs had been made to the roads where necessary. Some patching remains to be completed but the roads are in good condition.
 - e. Water Report: Dick Erdlitz stated that the annual county water inspection and testing was done per our request on June 14, 1993, and results were OK. In the absence of Fred Lang, Dick presented an update on our water system. "A" well: a new 3HP submersible pump was installed last winter to

replace the 1.5HP submersible then in use along with a 1.5 jet pump. A new control box was also installed. (Old pumps were just sold for \$500 by Fred Lang, making net cost of new pump \$1198.00) "B" and "C" wells: a new 3HP pump and control box replaced the 1.5 submersible pump, jet pump and pressure tank (work done in 7/93, to be paid in 8/93). No other work is scheduled. Jim Bruce commended Fred Lang for the excellent job he has done on our water system which is in the best shape ever.

5. New Business

- a. A discussion was held concerning the failure of 911 people to respond to calls for help in early 6/93, when a 2 year old was stricken with what seemed to be a life threatening situation. Regarding the suggestion that oxygen be maintained on Tater Knob, Mrs. Doolittle, a registered nurse, suggested that local hospitals be called when 911 is not responding. Melba Rilott made a motion that Mrs. Doolittle and Mrs. Braun be named a committee to look into this matter. Second by Mr. Scovil. Approved.
- b. Melba Rilott offered a motion to name a Hospitality Committee to enable the members to meet new members as well as to consider organizing social functions such as a get-together following the Annual Meeting. President Jim Bruce appointed Elaine Braun to head this committee, assisted by Melba Rilott.
- c. President Jim Bruce then addressed the matter of Glenville Lake beach access, which has recently developed into the principal problem confronting the Association. He noted that until 1985, the power company did not have a leasing policy re beach front. This policy, now in effect, enables lake front property owners to obtain a lease from the power company which thereby enables that owner to control the beach property on the water in front of their property. This policy could adversely affect the Tater Knob property owners' access to our beach, which fronts on the Moyer-Hinnant property. The recent acquisition of a lease from the power company by a Tater Knob Property Owners Association member and the exercising of the rights of this lease have brought this matter to a head. As a result, the Board of Directors has had to consider steps which can be taken to protect the interests of all property owners. In this connection a meeting was held on July 16, 1993, with a representative of the power company and Jim Bruce, Quentin Long and Neil Greiser concerning the leasing policy of the power company. The power company representative explained that while the lessees have limited rights, the

rights are significant and enforceable. It was determined that the Tater Knob Property Owners Association, if it purchased the property which is currently the Tater Knob beach and through which the road easement runs, the Tater Knob Property Owners Association would then be entitled to obtain a lease from the power company thereby assuring all property owners participating of beach access.

A discussion ensued concerning the pavilion (where the meeting was being held) located on the beach and President Bruce advised that the matter of the pavilion is not relevant to the question of obtaining a lease.

Roger Scovil made a motion that the members of the association authorize the Board of Directors to proceed with negotiations to purchase the Moyer-Hinnant beach front property subject to final approval by a majority vote of the membership. Second: Sam Braun. Approved unanimously.

A question was asked by Elaine Braun with regard to whether, if the Tater Knob Property Owners Association purchased this property, would we be legally able to limit how and by whom the property was to be used. President Bruce advised that we could.

- d. Neil Greiser reported that activities on the lake involving boat use, noise, etc. are regulated by the power company and the Federal agency which has jurisdiction.
- e. Secretary-Treasurer Bill Drew presented the Proposed Budget for 1993-1994. Copies were furnished to attendees and will be included with these minutes for those not attending. The budget proposed that maintenance fees for lots be set at \$160.00 and for homes and lots at \$320.00, the same as last year. Mary Earle Scovil moved that the budget be approved. Second: Jane Greiser. Approved without dissent.
- f. Sam Braun made a motion to re-elect the members of the Board recommended by the Board for 1993-94. It was noted that there were no other volunteers to serve. Motion was unanimously approved.

As there was no further business, the meeting was adjourned at 4:18PM.

OOPS!! We have discovered that a stamped, self addressed envelope to TKPOA, was inadvertently omitted from the mailing of the letter dated July 30, 1993 with the proxy, etc. concerning the beach front property. Accordingly, we are enclosing an envelope with this mailing for your use in returning the proxy. Sorry about that!