

## TATER KNOB PROPERTY OWNERS ANNUAL MEETING

July 17, 1999

Meeting was called to order at 10:10 am by Vice-President Jim Faber. Those present at the Tater Knob Pavilion included Erdlitz (with proxy from Cook), Doolittle (with proxies from Scovil, Smith, Lindsey and Thatcher/Preschlak), Faber, Braun, Rilott, Adams, Kenney, Self, Shaw, Greiser, Drew, Peek, Hannan, Topfl and Maloney making a total of 20 voting members, establishing the necessary quorum (per our By-Laws 33% of the voting membership of 36 or 12 votes) to do business.

After a few words of explanation of the history of an invocation at the start of each meeting, Ervin Shaw offered our invocation for the morning.

Lynn Doolittle next passed out copies of the checking register (in Quicken) for our fiscal year July 1, 1998 through June 30, 1999. She explained the notations of split transactions (where one check covered more than one category in the program) and noted that we have \$2100.34 currently in the checking account and that 98-99 dues were paid in full. Our CD balance is \$6240.46 reflecting the \$6200 placed in a CD on April 4, 1999 as per our budget and the accrued interest through the end of our fiscal year.

She also noted that she would be re-writing the directory this year and asked all present to please fill in their Tater Knob street numbers, E-Mail addresses, and any corrections to the directory on a pad on the front table as they exited the meeting.

Dick Erdlitz then gave a report of the audit of the books done by Lee and himself and found all to be in order. Bill Adams moved to accept the Treasurer's report as given and it was unanimously approved.

Dick then continued on with the report of our annual testing of the water on Tater Knob. He noted that it had been done but that due to increased demand for testing necessitated by the amount of construction going on at present, the results were not yet back. Lynn noted that if the results were back by the time of mailing of these minutes, she would include it. (\*\*Note: Dick received the results in the mail and delivered them to the Secretary/Treasurer on 7-22-99. The water quality tested good and the results are on file in the Secretary's office).

Jim Faber took the floor next with a report on the paving project done last year. HMC, the paving contractor, has a bit more to do, noticeably extending the entrance road and reinforcing a few spots. Jim was told that the contractor would be returning in two weeks to accomplish this and suggested that anyone wishing to have driveway work done should contact him (Jim Faber: 828-743-5633 or E-mail at JIMFABER@FLIGHTLINE.COM). The paver said that since he will have to bring his equipment up to do our road work, there will be no extra charge for bringing the equipment to Tater Knob to do individual work.

Melba Rilott also mentioned that she was noticing "turn marks" at the turn to her driveway and had written to Scott Moore (HMC Paving). He answered her telling her that it would resolve with time. Jim Faber said that he would speak to him about it and check the rest of the subdivision for similar problems.

Elaine Braun also requested that residents be notified of the expected date of road work being done so that residents might plan around a temporary blockage of Tater Knob roads. Jim F. said he would verify this and we will attempt to notify residents.



Also on the subject of paving came the question of sealing the road to extend the life of the asphalt. It has been estimated that the cost would be approximately \$3000. It is the usual approach to seal a new road after one year of auto compaction. However, since we are predominately a summer community, it was uncertain if *now* would be the proper time. Melba moved, seconded by Carol Adams, that the Board be authorized to investigate this, speak with the paver, and determine when the proper time would be to do this. The motion also included a cap of \$5000 to accomplish the project. Motion was carried with one "no" vote from Kevin Kenney. (It was also noted that our CD's are established specifically for road or water needs on the mountain and the funds to do this are already in the bank).

Neil Greiser next took the floor for an update on Nantahala. Prior to doing that, however, residents noted that drivers are going way too fast on our roads and especially warned residents to watch out for cars coming down the mountain from Harbor Club. It was also noted that bush trimming needs to be done at several of our corners. Jim F. said he would check into this and speak with Gene Leopard if necessary. Jim Faber then added that he was in the process of having a sign made in Atlanta to hang under our "Tater Knob Estates" entrance sign saying 'Speed Limit 17 MPH'. Such signs had been in place in the past but have disappeared and no one knows where they have gone.

Back to the Nantahala report, Neil noted that he had spoken with the power company and talked them into grandfathering in our launching ramp and road to the beach, saving us thousands of dollars. Our lease payment will be \$100 this year. He has been told that the bill is coming and upon receipt, the Treasurer will be remitting the money to Nantahala. He also mentioned a lake clean-up this spring which successfully removed truckloads of debris from the lake....and of special interest to us.....the cove beside Dimsdale's gate, which had been a mess, is now free of floating rubble.

Neil then passed out membership forms for the Friends of Lake Glenville, a non-profit, ecology and shoreline management organization dedicated to preserving the beauty and safety of Lake Glenville. He stated that the Friends have a bill in the Senate now concerning lake safety and encouraged residents to join.

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New Business was next on the agenda and Jim opened with a report on the status of maintenance on the mountain. He reported that Jerry Roberts will be cutting back on his duties except for specifically contracted maintenance (such as winterizing, etc) to be established on an individual basis with homeowners. As for general maintenance of the water system, roads and common areas, a proposed contract with Gene Leopard was discussed at the meeting.

Gene has shown willingness to work for the same rate as Jerry and will provide winter security for the same \$3600. The major concern voiced by the membership was the need to verify proof of insurance including comp and liability, especially considering he is bringing in crews of day workers and our Tater Knob liability has no provision for Workman's Comp. Jim Doolittle moved, seconded by Melba Rilot, that we NOT approve nor sign any agreement with Gene Leopard until the Board investigates and determines that Mr. Leopard has both Comp and liability coverage, current and in place, and proof of such coverage is on record with Tater Knob. Motion unanimously passed.

Jim Faber then opened a discussion of possibilities for our CD funds which could maximize our return and create easier access to the funds than in traditional CD's. He reported on research which he had done finding financial institutions offering money market funds which were FDIC insured, paid as much as 5.2% (our current CD pays 3.8%) and, in some cases, provided free checking with access to funds with no penalties. Jim Doolittle moved, seconded by Bill Adams, that the Board investigate these possibilities and place the funds in an insured money market fund with a higher yield. Motion passed unanimously.



Jim also took this opportunity to address a long-standing question on the mountain. It had long been thought that we would one day have to raise one of our water tanks to efficiently be able to accomplish the 'crossover' of pumping water from only one tank in the event of emergency. After investigating the problem, it was determined that the only problem was an incorrect setting of valves and, with the proper setting of valves accomplished, the crossover can take place effectively.

The budget was the next item on the Agenda. It was discussed that the proposed year's expenses can be met without raising dues by re-allocating funds to different categories. It was also noted that with the recent paving project and Jerry's steady progress in replacing our old schedule 20 water pipes with new schedule 80 each time he had to fix a leak, our expenditures for roads and water should be going down in the future. With this in mind, Jim D. moved, seconded by Bill A., to approve the budget as presented. Motion unanimously approved.

Under other new business, Carol Adams voiced concern about the future of the Dimsdale property adjacent to Tater Knob. She had heard that it had been sold (along with the island across from Tater Knob) and that Dimsdale's property would be the site of a motor shuttle to proposed homesites on the island, in addition to being developed itself. Since nothing is known for certain at this time, Neil Greiser offered to talk with his acquaintances at Nantahala and see if he could answer the question of these rumors.

Election of officers was next on the Agenda. One further nomination was received in the mail and that was the name of Ralph Small, nominated for the Director position which is up for re-election this year. There was much discussion on the nomination since Ralph was not at the meeting and we could not verify if he would accept the position if elected. One suggestion was to ask him to attend Board meetings throughout this coming year and see if he would be interested in running for office. This met with general approval. After the aforementioned discussion, no second to the nomination was forthcoming and Sam Braun, seconded by Bill Adams, voted to accept the proposed slate of officers and directors as presented. Motion unanimously carried.

Carol Adams then opened a discussion of docks at Tater Knob, noticing that a couple of the spaces are vacant at the moment and wanting to know if people on the waiting list could use a space if it is not currently occupied by the owner's boat. Jim Faber reiterated that it is not the realm of the Association to make decisions on docks inasmuch as a previously approved Agreement with the Dockowners has been in place for several years. He suggested that these questions should be raised at a meeting of the Dockowners.

The final topic offered for consideration was a request from Melba Rilott that we turn the halogen street lights, which were turned off last year at the annual meeting, back on. She voiced concern about walking conditions in the dark and the possibility that 911 might miss a turn if answering a call in the dark. After a motion by Melba, seconded by Dick Erdlitz to turn the lights back on, a vote was taken with the motion being defeated 9-8 with one abstention. (Two homeowners had left early thus making the total vote at that time 18).

Harry Hannan moved, seconded by Jim D. that the meeting be adjourned.

Meeting was adjourned at 12:30 pm.

Respectfully submitted,  
Lynn Doolittle, Sec/Treas. TKPOA