

Minutes of the TKPOA Annual Meeting July 19, 2008

Meeting called to order by President, Jim Faber

Invocation given by Clark Smith

Quorum confirmed by Secretary, Carol Smith.

Brief introductions of:

New neighbors:

1. Cheneys
2. Bill Boidoin's new bride, Donna

Others:

1. Carroll Broome (maintenance & security)

Water report given by Jim Bruce:

Water samples were taken on June 26, 2008

No fecal, or other undesirable elements found

Treasurer, Gloria Larson, reported bank balances:

1. Checking Account as of 7/18/2008 \$1,609.76
2. Money Market Account as of 7/18/2008 \$4,505.74

Audit report by Jim Faber

Jim reported reviewing the books and finding everything in order

Old business by Jim Faber:

More projects have been completed in the last fiscal year than in past ten years resulting in some major one-time expenditures. Jim reported that the Board felt that your money was well spent since these expenditures also resulted in vast improvements in our physical plants, specifically the water system, the road extensions and the generator.

Water System: By way of background, two years ago the well to the left of Jim Bruce's house, together with the building housing it, was replaced. At last year's meeting it was decided to do the same with "A" & "B" wells which turned out to be quite a bit more difficult and costly because of:

1. Lack of access

2. "A" well failed after "B" tank was removed because of a frozen pump
3. Electronics had burned out
4. Gerry and Jim rigged it so that all on Tater Knob had water except for four or five houses
5. Three relay switches burned out
6. Pump replacement cost was over \$2,000

Even after replacement, we still have problems with the water system since "A" is currently (July 19, 2008) not running. It randomly kicks off, running for several hours or days, but is not reliable. Ray Crawford of Crawford Plumbing will replace everything (pump and wiring) next week under warranty.

Since "A" well has been going out so much, the cross over between "A" and "B" has been completely re-done which requires a booster pump so that even if "A" well fails, "B" well will be filled up. Gerry will install a 'red light' to let us know weather or not "A" well is running. In summary, we have gone from an old iron system to a vastly improved, brand new, cleanable, automatic cross over system, with an auto start generator.

Generator: As approved at last year's meeting, a 12KW generator was installed . We have a propane tank filled with 500 gallons of fuel to supply "B" and "C" wells (not "A" as of yet). Although water will go from "B" to "A", we will need a pump to move it properly because if we loose power, only "B" will have water. To remedy this situation, please see new business below.

Road extensions: Again, the road repairs and extensions represented a large portion of the budget since the price of asphalt has skyrocketed. However, paving all the way up the mountain as well as the road extensions to the Cheneys and the Hertz' have been completed, and all roads as well as the entrance to Tater Knob are holding up well.

Our neighbors at the entrance to Rivard Road (the three log cabins on the right and the house on the left) followed through with their promise to contribute to the paving of the roads. Unfortunately the homeowners in Mountain Harbor did not contribute their share even though they had agreed to do so. Mike Ray will try again to have them come through as promised.

Budget: Jim Faber went through last year's budget going over each item individually to explain all of the expenditures.

New business by Jim Faber.

Jim presented a number of new items and opened them up for discussion. Specifically, next year's **budget**, additional **water problems**, **entrance beautification**, possible **stop signs**, **2008 proposed Board Members**, as well as additional **road proposals**. Other discussions concerned **Friends of Lake Glenville** and **administrative matters**.

Budget: The Association's bank balances are at an all time low because last year's expenditures resulted in a decrease of \$32,548 in our reserves. However, since a number of those expenditures are one time only, the Board was reluctant to propose an increase in the annual dues even though they have not been raised for about ten years. However, in order to build reserves back up and have a cushion for unexpected expenses, the Board proposes a one time assessment of \$300 per house and \$150 per lot. This will bring in an additional \$10,500 over and above the regular dues. Any excess funds will be placed in an interest bearing money market account.

Water Problems. The generator installed during last fiscal year will take care of wells "B" and "C". However, in order to also keep well "A" supplied with water we will need a pump. To remedy this situation, Jim Faber proposes two additional portable generators. One to feed the cross over and the other one to feed the pump. On gas they would run 8-12 hours which he felt would suffice in a rare power outage. Several additional suggestions/offers were made as follows:

1. Phil Rogers mentioned that the feed of these two generators could be converted to propane.
2. Jim Faber then offered to donate a 100 gallon tank if someone will offer a place to put it. It will cost \$100 to bury the tank.
3. Phil Rogers will look into cost of getting a power line to run both generators thereby eliminating 1. & 2. above.
4. Phil Rogers offered to procure the two portable, electric start generators at cost.

Beautification: A \$3,000 budget item was approved at last year's meeting for beautification. No funds were spent on beautification to speak of. Several proposals were made for various beautification improvements as follows: Entrance to Tater Knob. Cleaning up the area at the bottom of Rivard Road. Adding Stop Signs.

Tater Knob entrance. Two quotes were obtained by Libby Lindsey and Jim Faber offering essentially similar plans for a small rock garden, perennials with pine straw in between. One came in at \$2,500 (from Chattooga Gardens) and the other at \$1,800 (from Robert Mathis who did the Faber and Ruderman houses).

Roads: Bottom of Rivard – Mr. Johnson's property. Phil Rogers has approached Mr. Johnson in order to get him to clean up/beautify his property. He does not appear to be so inclined but told Phil that he could do anything he wanted since it would be an obvious benefit to him. Various possibilities were discussed. Jim Faber told Phil to do whatever he wanted with Mr. Johnson. Mike Ray cautioned Phil, or anyone attempting to beautify Mr. Johnson's land, to get approval, in writing, preferably notarized, prior to touching his property. Phil Rogers will further coordinate with Bill Bowdoin who offered some assistance through his son who is in the landscaping business. The Board will not be involved unless money is requested from it and would then take it under advisement.

Jim Bruce mentioned water problems at the bottom of Rivard Rd. Phil Rogers pointed out that part of the problem was that the culvert in the corner at the bottom gets jammed up with trash. In order to alleviate the water and trash problem it was suggested to channel the water 180 degrees and look into a deep culvert. Phil Rogers and Bill Bowdoin will continue to work on this project.

Stop Signs. The possibility of various stop signs was discussed as follows:

1. At the bottom of Rivard Road
2. At the exit of Buck Knob Landing
3. At the exit of Mountain Harbor

Jim Faber said that he would bring it up at the Buck Knob Homeowner's meeting as well as contact Mountain Harbor and, if all agreed, we'll proceed with the stop sign at the bottom of Rivard Road.

2008 Proposed Board Members: Jim Faber announced Carol Roger Smith' resignation as secretary and announced that Gloria Larson is willing to take over those duties. The proposed new Board is as follows:

- Years*
- 2 — Jim Faber, President
 - 2 — Mike Ray, Vice President
 - Gloria Larson, Secretary/Treasurer
 - Libby Lindsey, Director
 - Jim Bruce, Director
 - 2 — Ralph Small, Director
other 4 elected for 2 yrs last year

Additional Road Considerations by Jim Faber and Jim Bruce.

Background: Mr. King owns the two lots on top of Tater Knob (next to Jim Bruce). He intends to build two homes there. Road turns from paved to gravel from Bruce's house to the top of Tater Knob. The paving of this road extension to King's lot line(s) is a Tater Knob liability.

Mr. Dean owns property adjacent to King, however Dean's property is NOT in Tater Knob but in Mountain Harbor. Dean would like to use Tater Knob's roads to drive up to his property through King's (the latter being an agreement between King and Dean) for access to his home but NOT for access by his construction trucks.

Their Proposal: Tater Knob agrees to allow Dean to use Tater Knob's roads for personal access to his property in Mountain Harbor. In exchange Tater Knob:

1. Will not have to pay for paving the roads to Mr. King's property line(s).
2. Tater Knob gives up road easement on King's property along with any liabilities (maintenance and repairs) associated with it.
3. Dean will pay all of the dues and/or assessments of a Tater Knob Homeowner however, he will not have any voting rights in Tater Knob.

Discussion: While the general membership seemed to agree that there were some advantages to the proposal, a number of concerns would have to be clarified prior to voting on this matter.

Some of the concerns:

1. Is it allowed by our bylaws/covenants?

2. How do we insure that his construction trucks will not use Tater Knob roads. Since this would be difficult to control, how do we insure that Tater Knob gets paid for any damages to the roads?
3. Would it open up usage of Tater Knob roads to other property owners in Mountain Harbor.

Possible solutions discussed:

1. Have Dean place funds in escrow for possible road damages. The determination if his construction trucks caused any Tater Knob road damage would be made by Tater Knob only and would not be up for appeal and/or discussion.
2. Get iron clad assurances that this will never open up Tater Knob roads to any other Mountain Harbor residents. A possible permanent wall on Dean's property which would permanently prevent such access was suggested.
3. Have Dean's prior written assurance that he will pay for any and all costs associated with this project including but not limited to legal fees to cover amendments to our bylaws and/or covenants, if required.

Conclusion: To table this matter for a later vote by ballot until all concerns have been addressed with satisfactory solutions for Tater Knob.

Friends of Lake Glenville: Carol Adams gave brief report about status of shores leases (we want them back), lake sediment problems, lake safety and the ongoing FERC intervention about re-licensing. She and Roger Scovil encouraged everyone in Tater Knob to spend the \$45 for the annual membership in Friends of Lake Glenville.

Administrative: Gloria Larson mentioned the exclusive use of email for future communications and billing. All members need to sign their acceptance of receiving notices via email. The Tater Knob website has all forms online for homeowners to download, sign and return to the secretary, either via snail mail or as an email attachment. Website ID is taterknob and password is pavilion.

Other:

- Melba Rilott voiced her hopes that no damage had been done to her septic tank when work was performed in her absence on the water system so that she would have water at her house.
- Neal Greiser presented an award to Jim Bruce for his work on the 'water works' over many years.

Motions:

1. To approve 2008 Board Members as proposed

- a. Bill Bowdoin made motion
 - b. Mark Larson seconded
- Passed unanimously**

2. To approve budget and one time assessment

- a. Roger Scovil made motion
 - b. Mark Larson seconded
- Passed unanimously**

3. To approve beautification and two generators - total cost not to exceed \$5,000.

- a. Phil Rogers made motion
 - b. Carol Adams seconded
- Passed unanimously**

Melba Rilott made motion to adjourn, Mark Larson seconded and motion was carried.

Respectfully submitted

Gloria Larson, Secretary