

MINUTES OF TATER KNOB PROPERTY OWNERS ANNUAL MEETING

July 18, 1998

Meeting was called to order by President Bill Drew at 10:15 am on Saturday, July 18, 1998 at the Pavilion at Tater Knob beach.

Secretary Lynn Doolittle determined that a quorum was in attendance. Those present included property owners Drew, Doolittle, Shaw, Scovil, Kenney, Topfl, Stewart, Greiser, Cook, Bowdoin, Larson, Knaust, Hannan, Long, Bruce (2 votes), Adams, Erdlitz, Lindsey, Rilott, Faber and Braun.

Proxies were in hand from Small (naming Doolittle), Maloney (naming Doolittle), Peek (naming Drew), Self (naming Bruce). This represented a total of 26 votes present.

The invocation was then graciously given by Ervin Shaw.

Under Old Business, Lynn Doolittle began with the Secretary/Treasurer's report, explaining the form she prints out from "Quicken" showing all our past year's expenditures in itemized categories. She noted that there had been a 100% collection of dues last year and that all creditors had been paid. She then mentioned that there would be a copy of the Association Directory on the front desk after the meeting and requested that anyone having address changes please so note on the directory so that corrected copies might be sent to all members.

Dick Erdlitz then gave a report on the Audit which he and Lee did of Tater Knob's books for the past year stating that all was in proper order, accurate and acceptable.

Dick continued on with the report of water testing which had been done earlier notifying all that the state and county had found Tater Knob's water to be acceptable and approved.

At that point, Roger Scovil mentioned that he had made additional copies of the schematic to the water system and that they were on the front desk for anyone who wished a copy.

Elaine Braun then suggested that Bill Drew mention Jerry and Maxine Roberts and explain for the benefit of our new neighbors, who they are and how very much they do for us all up here.

Under New Business, Jim Bruce began with a discussion of the large halogen street lights in the subdivision, those being at the corner of Rivard Rd. and Waterfront Lane, at the corner of Rivard Road and Critter Ridge and on the beach. Several owners including the Scovils and Bowdoins, both of who live directly beside those lights, expressed a desire to have the lights turned off. After a discussion of the inconvenience versus the security, Neil Greiser moved, seconded by Roger Scovil, that the lights at Rivard/Waterfront and Rivard/Critter Ridge be turned off, leaving the one at the beach. The motion was carried 23 to 3.



Neil Greiser spoke next outlining some of the proposed new regulations being considered by Nantahala Power and Light regarding docks on the lake. He said that he had been informed that Nantahala was in the process of photographing the entire lakeshore and sending lakefront owners pictures of their properties, listing any non-compliances and telling them that when the properties were brought into compliance (and fees paid) that Nantahala would be issuing new lakefront leases.

A discussion of roads followed with Bill Drew sharing a bid received from Rhodes Paving to re-do Tater Knob roads. Roger Scovil noted that he had spoken to Jerry Roberts the night before the meeting and that Jerry's recommendation was not to pave this year because of the 3 known construction projects under way plus the continuing problem of water breaks. Jerry said that breaks will continue because of increased pressure at distal points in the system and that until breaks occur and are repaired and the water system settles out at a level where pressures no longer create breaks, he did not feel it advisable to repave.

Bill Drew then mentioned that Jerry had said to him that he thought it would be advisable to pave with Neil Greiser in agreement. It was noted that the most recent conversation with Jerry had been Roger's therefore it was assumed that Jerry had reconsidered and changed his mind. Unfortunately Jerry was unable to attend the meeting and clarify the point.

Neil Greiser then related his conversation with the man from Rhodes paving who had come up to give us his estimate. He stated that the paving contractor said that there were some bad cracks which could become major breaks if we should experience a heavy freeze and thaw this coming winter.

Bill Adams then noted that we should have three bids in hand before making any decisions on road paving. Jim Faber, noting that more information needed to be gathered before we were in a position to make this decision, made a motion that the Board be given authorization to make a special assessment, based on bids received and at a time determined appropriate by them, with this assessment being limited to a maximum of \$1,000 per property. Motion was seconded by Mary Earle Scovil and passed by a vote of 20-6.

Jim Doolittle then made a motion that a minimum of three bids must be acquired before any action may be taken. This was seconded by Bill Adams and unanimously approved.

A question was then raised by Eva Topfl inquiring whether private driveways might be paved at the time of the major paving. Neil Greiser answered that the man from Rhodes said that he would need a list of those wanting private work done (at their own cost, of course) and that it could be done but would require a separate crew.



A discussion of the budget followed with Bill Drew outlining items on the proposed budget. Lynn Doolittle explained one change in her categorizing of the itemized reports. She had previously included the weed-eating work done by Jerry as part of the cost of roads but is now placing it in the category of "beautification" since it is not a part of maintaining passable roads. For this reason, the proposed 98-99 budget raises the amount of 'beautification' from \$500 to \$1000. She also noted that the amount for 'beach maintenance' was lowered from 1500 to 1000, thus offsetting each other.

The road assessment raise from 2500 to 3500 was discussed and it was noted that if repaving does not occur this year, it will be necessary to do some patching and sealing to prevent breakage.

Jim Bruce made mention of the fact that it is nearly impossible to reach the water tank up above the Kenney/Martin property and that consideration must be given to correcting this. He also noted that it would be a good idea to raise that tank by 4 feet to make the two storage tanks on the mountain level. At present, the "B" tank, (between the Martin, Kenney and Bruce properties) can be switched over to feed to the other side of the mountain if needed but it cannot work in the other direction. By leveling the two tanks, each side could supply the other in case of emergency.

In lieu of the aforementioned considerations, the proposed increases in both 'road maintenance' and 'water system' were acceptable. Noting that dues being collected now are insufficient to meet this newly proposed budget, Roger Scovil moved that dues be raised by \$100 per house to \$630 and \$50 per lot to \$365. This was seconded by Jim Faber and approved by a vote of 21-4. (\*Note: Knausts had to leave before this vote thus making total votes now 25).

Sam Braun then moved that the dues be raised another \$50 for each lot owner to make the increase \$100 for all. This was seconded by Jane Greiser. This motion was defeated by a vote of 18-7.

Jim Doolittle then moved, seconded by Kevin Kenney, that the proposed budget be approved. This was unanimously carried.

Sam Braun then mentioned for those who were unaware, that a company called Mountain Refuse is now working in the area if anyone would like to contract for garbage pickup.

Lynn Doolittle then gave a brief talk on the tough NC dog law which states that a dog may defend its own property but that if it steps out in the street and threatens or attacks someone, Animal Control may be notified and they will investigate it as a report of aggressive behavior. If a second aggressive incident occurs, the dog will be removed and destroyed. This information was received from attorney Kim Coward. Lynn also mentioned that several people have talked to her about barking dogs on the mountain and she suggested that we call our neighbors and find out if they even know their dog(s) are causing a disturbance.



At this point, Lynn Doolittle read a note received from Donna Mousa wishing to add to the agenda the subject of "boat dock available to association members when 10 boats are not docked". Lynn passed out an information sheet for the new people on the mountain explaining the formation of the docks and gave a brief history noting that it was voted on at the annual meeting in 1995 and the Association voted down acquiring, building or maintaining any type of Association-owned dock at Tater Knob.

The Association then agreed to and entered into a written agreement with ten dockowners allowing them to place their docks on the beach so long as they (the dock owners) paid all maintenance, repair and fees connected with the docks. It was further agreed that the owners would each pay an additional \$100 into Tater Knob to cover any electricity, water, etc. which they might use.

The dockowners then entered into an Agreement, with the approval of the Association, for a fair and equitable passing of dock space to people on a waiting list as such spaces became available.

Jim Faber then noted that there is nothing for the Association to discuss regarding docks since they approved the agreement in 1995. Any questions regarding docks should be taken up with dock owners.

Bill Drew then opened the floor to anyone having any other new business to discuss. None was forthcoming.

Election of Officers and Directors was the last item on the Agenda. After announcing the nominees from the Board and accepting nominations both from the floor and from proxies, the election was held by secret written ballot and the following officers and directors were elected for 1998-99:

President: Roger Scovil  
Vice-President: Jim Faber  
Sec/Treasurer: Lynn Doolittle  
Director: Jim Larson (2-yr. term)

(Jim Bruce has one more year remaining on a two-year directorship)

The meeting was adjourned by Bill Drew at 12:45 pm.

Respectfully submitted,



Lynn Doolittle  
Secretary/Treasurer