

Review emails (Martin)

Tater Knob Property Owners Association

Annual Meeting

2014 Agenda

Call to Order	Jim Faber
Invocation	Ralph Small
New member introductions and quorum assessment	Libby Lindsey
Treasurers Report	Anne Cheney

2013 Budget Results

Audit Report	Jim Faber
Water Quality Results	Jim Bruce RS
Old Business	Jim Faber

Pavilion Roof Repairs *1500 material
900 labor*

New Business	
Carlyle Martin Proposal	Carlyle Martin
Well Repairs Progress	Jim Faber
Phillip Rogers Proposal	Phillip Rogers
2014-15 Proposed Budget	Jim Faber
Election of Directors	Libby Lindsey

Those to be elected for a 2 year term: Anne Cheney, Ralph Small, Jim Bruce, Libby Lindsey

Recommended Slate of Officers to be elected by Board:

President	Jim Faber
Vice Pres	Mike Ray
Secretary	Libby Lindsey
Treasurer	Anne Cheney

At Large Members: Ralph Small, Jim Bruce, Mary Earl Scovil

The Tater Knob Property Owners Annual Meeting was called to order at 10:15 AM on July 19, 2014 by President Jim Faber.

The Invocation was led by Ralph Small.

There were 16 voting members present:

Adams, Booth, Bowdoin, Cheney, Faber, Ferguson, Greiser, Knaust, Larson, Lindsey, Maloney, Martin, Rieche, Rogers, Small, and Topfl. There were four proxies for absent members.

The Secretary declared that a quorum was present so the meeting could proceed.

Jim Faber introduced the Martins and new members Rob and Ann Reiche.

Anne Cheney gave the Treasurers report .We had a good year. Jim Faber reported that the audit was perfect. (See Financial Report On taterknobhomeowners.com)

Water Quality Results: Ralph Small reported that water was tested and no contaminants are present.

Old Business: A new metal roof has been installed on the pavilion at a cost of \$2400. The new well is not being used but Jim Faber has discussed the situation with an engineer in N.Y. who is willing to help with the repairs. Apparently, the computer is the problem. The members were reminded to cut the water off when leaving for several days. There have been several instances of leaks in houses and hoses outside that resulted in both tanks being emptied.

New Business: Carlyle Martin spoke to the group about the location of the water tank on the easement between lots 29 and 30 which he owns. He is planning to sell the lots and wants something done about the building. He did not make a proposal and no action was taken. Jim Faber did agree to work with the future owners when the property is sold.

The proposed budget was discussed and approved after going over each item. Some work on the boat ramp is planned as part of beach maintenance. This will be done after the water level is down.

Election of Directors: Anne Cheney, Ralph Small, Jim Bruce, and Libby Lindsey were elected for a two year term.

There being no further business, the meeting was adjourned.

Respectfully submitted,

Libby Lindsey, Secretary

THIS IS YOUR OFFICIAL DUES NOTICE; DUES ARE \$900 FOR LOTS WITH HOUSES, \$450 FOR LOTS. THE FEE FOR DOCK OWNERS IS \$100. THE FEE FOR CANOE OWNERS IS \$15. DEADLINE FOR DUES IS SEPTEMBER 1. ANY PAYMENTS LATER THAN OCTOBER 1 WILL BE FINED \$100. PLEASE SEND DUES TO ANNE CHENEY, P.O. BOX 354, GLENVILLE, N.C. 28736.

Addenda: The Board met immediately after the annual meeting to elect new officers. They are:

President Jim Faber

Vice Pres Mike Ray

Secretary Libby Lindsey

Treasurer Anne Cheney

At Large Members: Ralph Small, Jim Bruce, Mary Earl Scovil

2014-2015 Budget

Income Expense						
Income	No.	Amt	Budget 13-14	Actual 13-14	Diff.	Budget 14-15
Houses	33	900	29,700	29,700	0	29,700
Lots	4	450	1,800	1,800	0	1,800
Docks	10	100	1,000	1,000	0	1,000
Canoe Racks	3	15	45	75	30	75
Dues Receivable			0		0	0
Late Fees/Misc				1,057	1,057	0
Interest Income			0	5	5	0
Total Income			32,545	33,636	1,091	32,575
Expenses						
Beach Maintenance			400	0	400	600
Beautification			100	196	(96)	100
Donation			300	150	150	300
Generator			500	0	500	400
Insurance			1,695	1,678	17	1,700
Legal			200	250	(50)	250
Office/Misc Expenses			200	97	103	200
Security			4,000	4,000	0	4,000
Maintenance (Carroll)			4,000	4,450	(450)	4,000
Taxes			1,800	1,758	42	1,800
Water System			7,000	5,084	1,916	7,000
Reserve Deposit			6,200	6,200	0.00	6,200
Road Repairs			4,000	0	4000	0
Contingency Repairs						1,600
Pavilion Repairs						2,400
Snow Removal			2,000	920	1080.00	2,000
Total Expenses			32,395	24,783	7,612	32,550

Cash Flow		
Accounts	Amounts	Totals
Checking Account	21,800	
Money Market	16,015	
Cash Balance		37,815
2013-2014 Bgtd Revenue	32,575	
Funds Available		70,390
Bgtd Exp 2013-2014	32,550	
Reserve Deposit		6,200
Total Cash 7/1/2014	45	44,040