

Tater Knob Property Owners Annual Meeting
July 17, 2004

The Annual Meeting was called to order by President Ralph Small at 10:10am. Secretary Carol Rogers Smith noted that there was a quorum in attendance. Those present included Adams, Bruce, Doolittle, Erdlitz, Faber, Greiser, Kenney, Knaust, Larson, Lindsey, Peek, Ray, Rilott, Rogers, Ruderman, Scovil, Small, Smith, Shaw, Stearns-Rankow, Topfl. Also represented by proxy were: Cook, Jeter, Larson (Bud), Maloney, Martin and Self.

Ervin Shaw led us in an invocation.

Jim Doolittle gave the treasurer's report for Lynn, showing that all bills were paid, accounts were balanced and current and we were in excellent shape. Dick Erdlitz reported on the audit that he and Lee did. Dick recommended that the treasurer's report be accepted, stating that things were in excellent shape.

Jerry Cook sent a report stating that we received a clean report on the water system.

Carol asked people to complete member designation forms, annual canoe rack forms and election to receive mailings by e-mail forms.

Ralph explained the process for election of directors and officers.

Jim Faber gave a report on the roads. Jim Bruce stated that Mountain Harbor Club doesn't have the funds to participate in resurfacing the road below our entrance. Gail Crawford was willing to contribute for three homesites, which she constructed, and no more. Jim thought we should get the roads above the entrance resealed and have the curves repaired before cold weather, but suggested that we not repair and repave the lower portion until later (possibly the heavy construction will be completed and Mountain Harbor Club may have funds to participate). The cost this year would be approximately \$5,000 and Reserve funds will be used. No motion was required to proceed because this has been previously approved.

With regards to estimates for sealing or paving driveways, Jim had the following owners listed as interested: Adams, Doolittle, Erdlitz, Kenney, Peek, Ray, Scovil, Self, and Smith. If anyone else would like to get an estimate, please let Jim Faber know.

Ralph updated the status of replacing the two water tanks. We had planned to replace the two water tanks and do that when the Martins built, using their driveway for access to the south tank. The Martins wanted to have the new tank relocated because its current location would interfere with their proposed homesite. We would be willing to proceed, if the Martins agree to pay for the expenses incurred for the relocation. The Martins have tentatively agreed to this, pending a better estimate of expenses and finalizing of their home location. Ray Crawford has recommended steel

tanks which can be entered and cleaned and which would not be covered by tankhouses. The earliest Ray could do this work is September, providing that the tanks have arrived and preparation work to be done by the Martins has been completed. The cost would be approximately \$20,000, which is greater than anticipated. Mike Ray moved that we approve the project as described, to spend up to \$20,000 from Reserves. Jim Faber seconded the motion. It passed unanimously.

Jim Faber gave a report on his research about the possibility of a security gate at the entrance. Manual and automatic were considered. He had preliminary pricing from an Asheville company. The most practical would seem to be a simple, non-decorative gate similar to a forest or farm gate. It would sit at the entrance and have a key pad and garage door-type opener. It would be 16 feet long, battery powered and have safety features. There would be a fire box for the fire department to open. It would be \$5,000 or less. Now with the construction of the Rogers home right at the entrance it would be difficult to position a single small gate as Jim had envisioned. There was general discussion about the problems with maintaining gates, the false security they often present and the ease with which people seem to get in regardless. Jim Faber asked for a show of hands from those who were interested in having a gate. 12 voted yes. Melba moved that we table the discussion. Gloria Larsen seconded. The motion passed.

Carol Adams gave the Report for Friends of Lake Glenville (FLG), of which she is the President. Unfortunately, Duke Power has chosen to favor special interest groups and government agencies over the property owners and regular lake users. FLG has chosen to pursue a legal intervention. The suit will focus on:

- 1) The Buffer Zone- Duke has chosen not to reinstate the shoreline leases. Duke has said that the Federal Energy Regulatory Commission will not allow leases. That is not true. The Sheriff does not have the personnel to answer calls when there is a disturbance.
- 2) FLG is asking that lake levels be maintained at a consistent level, asking that they stay in a middle range. There will be an annual release for whitewater kayakers.

Other concerns include 1) Allocation of funds for a trail through private property along the Tuskasegee River for kayakers instead of matching Jackson County funds to improve Andrews State Park. 2) There is no practical policy for the removal of trees 3) Debris in the lake is not allowed to be touched and can be a danger to boaters and swimmers.

FLG has a campaign to raise \$50,000 by October. \$25,000 of that is currently in hand. Many groups and municipalities are participating. The TKPOA Board recommended that we contribute \$3,700 (\$100 per homeowner). Ralph Small made the motion, Roger Scovil seconded. It was unanimously approved. Melba Rilott moved that TKPOA also become an official member of FLG. Scovil seconded. It passed unanimously.

Following a discussion of added security concerns at the beachfront, Gloria Larsen moved that we place a chain across the driveway to the beach from November 1st to April 30th with a combination lock with all members being given the combination.

Andy Rankow seconded. It passed unanimously. People were reminded to use the stickers on their cars.

Mike Ray presented the following proposal from Billy Bowdoin: That a tree trimming view easement be considered for addition to the Covenants so that there would be an established process for trimming trees not on one's property to improve views from one's home. This has been written into the original covenants of some neighborhoods. Philip Rogers seconded the motion. It received one positive vote.

Ralph Small then presented another proposal from Billy Bowdoin: That TKPOA assume the responsibility for paying to keep the roads clean in the winter. Mike Ray seconded the motion. There was one positive vote.

Because several questions have arisen recently about burning, Ralph Small reminded folks that our new Covenants state:

**“No Owner shall burn any trash, garbage or refuse on the Property.”
This includes trees, brush, and leaves. No burning is allowed.**

Ralph explained that fire on our sheer hills can very easily move from one lot to the next and poses a potential grave danger. Smoke is a nuisance. The fire department has very limited and dangerous access to homes up the hill. It was agreed that a cookout fire that was contained would be acceptable.

Jim Doolittle presented a correction to the proposed budget. The amount of income from dues and docks was \$22,455.00. The proposed budget was unanimously approved with two other changes: the Donation expense item was increased by \$3,700 (for the FLG legal fund) to a new amount of \$4,100 and the CD Contribution (the addition to Reserves) was decreased by \$3,700 to a new amount of \$2,500. Ralph Small explained that we always try to keep enough in the reserve account so that we don't have to have a special assessment. The reserve target amount is \$50,000.

Cheryl Ruderman offered to compile a list of service providers and asked people to contribute to it.

Jim Doolittle proposed that we contribute more to the Cashiers- Glenville Fire Department next year. Ralph Small seconded. It became apparent during discussion that our members already support the fire department very well, and it was felt that the Association should just continue its usual contribution. The motion was withdrawn.

The Election of Directors was presented. The names in nomination were Mike Ray, Ralph Small, Lynn Doolittle and Carol Rogers Smith. There were no further nominations. Melba Rilott moved that the nominations be close. MaryEarle Scovil seconded it. The nominations were approved by acclamation.

Melba Rilott moved that we adjourn. The meeting ended at 11:45 am.

A wonderful lunch was enjoyed by all. Many thanks to Bonnie Jean Small!

Respectfully submitted,

Carol Rogers Smith, Secretary

***** We want everyone to know that Patty Bowdoin is recovering from a mastectomy and undergoing treatment. Stan Self has had a stroke. Lou Lindsey is recovering from back surgery. Lee Erdlitz is still in recovery. Keep these folks in your prayers.

***** Ervin Shaw has had a heart attack this past week and had successful bypass surgery Monday, the 26th.