

ANNUAL MEETING MINUTES

July 19, 2003

Meeting was called to order by President Ralph Small at 10:05 am. Secretary/Treasurer Lynn Doolittle noted that there was a quorum in attendance. Those present included Doolittle, Small, Topfl, Erdlitz, Self, Scovil, Cook, Ray, Greiser, Faber, Smith, Shaw, Rogers, Brockway, Stearns/Rankow, Drew, Ruderman, Bowdoin, Knaust, Rosen, Martin Adams. Also represented by proxy were Jeter, Lindsey and Bruce by Small, Larson by Greiser, Rilott by Erdlitz and Maloney by Kevin Maloney.

After an invocation by Ervin Shaw, Bonnie Jean Small announced that a cocktail buffet will be held at the home of Mike and Dianne Ray on August 2 at 5:30 pm. They have asked that people please RSVP to Bonnie Jean during the week of July 21 and to Dianne Ray during the week of July 28. Dianne needs an idea of how many will be attending.

Bonnie Jean also announced that Tricia and Stan Self will be hosting a salad supper at their home during October. She said that September was open and if there was anyone who would like to have a neighborhood get-together at their home during that month, please let her know.

Ralph then introduced our newest residents, Cheryl and Bill Ruderman from Maitland, FL. Cheryl and Bill bought the Phelan house on Rivard Rd. Bill, a gastroenterologist, and his wife Cheryl have three children, Lauren, Lindsay and Brandon. They have also brought another golden retriever to the mountain named Cody (I'm sure most of you have already met Lindsey's beautiful "Teddy").

Ralph Small then made a presentation to Lynn Doolittle in appreciation for her years of service to Tater Knob. It was a lovely framed mountain print and Lynn was so grateful she could hardly get out the "thank you" (as most of you know, speechless is not a position she finds herself in very often!).

Lynn then gave the Treasurer's report, stating that all bills are paid, accounts are balanced and current and we are in excellent financial shape.

Dick Erdlitz followed up on this with a report of the Audit which he and Lee did for the Association. He noted that all was accounted for and the records were in order.

Dick then made another presentation to Lynn of a large cutout of a shoe-print reading "It will be hard to fill your shoes." It was a fun moment enjoyed by all.

Jerry Cook was next on the Agenda with the water report. He noted that both a bacteriological and inorganic chemical analysis were done last fall and another bacteriological this spring. All were satisfactory.

Under 'new business' Mike Ray spoke about the importance of everyone on the mountain signing a consent form for the new Covenants. Although we have 27 signed consents and the new Covenants have been recorded, both Mike and the attorney who worked with us on the documents say that it would be better to have a signed form from everyone in the possibility that enforcement might ever be necessary.

Mike also noted that in the Bylaws, it is necessary to designate one person as the "voting

member" for each property owned by more than one single person. If you own property with a spouse, in a corporation, in a trust or in any form other than single person ownership, it is necessary for all owners to sign a form designating one person as the "voting member". These forms were passed out at the meeting and will be enclosed with the minutes to those not in attendance.

Mike also passed out a form for those who wish to have newsletters, notices etc. sent to them by email. Copies of this form will also be enclosed for those not in attendance. He did add, however, that the **Notice of Annual Meeting and Proposed Budget must still be sent to all owners by regular mail as we have been doing.**

Ralph then introduced another new resident to Tater Knob. Actually, 'new' is an incorrect term...Carlyle and Gayle Martin have owned property here since 1980 but are now at the point of contacting builders to begin on their new log home early next year. Carlyle and his son were with us for the meeting and everyone was happy to welcome them.

① Jim Faber gave a report on the status of roads on the mountain, saying that we will probably be delaying the sealing of our roads until fall or possibly next spring. Mountain Lake Estates (formerly Mountain Harbor Club) has a newly formed association and want to pave down to the state road at the bottom of the hill. We will be working with them and with Gail Crawford, builder of the three new homes at the entrance, to combine this into one project and attempt to share and save some costs.

Jim talked to our paver and received an estimate of just over \$5000 to pave to the bottom, deepen the drainage and install a 12" culvert across the bottom to keep water from crossing the top of the road. Mountain Lake is also getting estimates and Jim will keep in touch with them. As far as the sealing of Tater Knob's roads, Jim says that it will be approximately \$1200 for the repairs and \$3-4000 for the actual sealing.

He has also been talking with Gail Crawford about repairing the damage to the road done when she was building her three homes. He reports that she is resistant and saying that she has done her repairs. Roger Scovil then proposed that the Board write her a letter suggesting that since her houses front on the road and she will receive the major benefit, she might pay double the cost of a lot as her portion. Jim Faber agreed that she might be more receptive to this approach.

② Jim Faber also took a moment to remind anyone planning to build or do any additions or remodeling to submit a sketch of the plans to the Board. He emphasized that it need not be complex but enough that the Board could agree that setbacks were being observed and all was in compliance with the new documents. He noted that this could save someone the cost of making changes later.

Hertz
Jones

Fred Brockway brought up the problem of some areas of our roads beginning to break down, noting especially the spur into the Rilott house. Jim Faber said that would be addressed in the repair and sealing and asked that anyone noticing any other problem areas in the roads, let him know.

The subject of security on the mountain was discussed next. Ralph stated that we are still having break-ins and robberies, especially during the winter months. Jim Faber said that someone stole a canoe from under his deck, Ralph noted that firewood had been

taken and reminded everyone of the break-in at Lindsey's last winter. Patio furniture has also been taken from decks.

3 Jim Faber had been online researching security gates and gave a brief discussion of the types and what it would involve. The cost for the sensing equipment to work an electronic gate runs in the \$1500-2000 range. The gate itself would have to be built by a fencing company or builder and he did not have a cost on that.

Carol Adams suggested that we look into the possibility of sharing the cost with Mountain Lake Estates. Jim Faber said that he will discuss this with them.

A show of hands was requested to demonstrate the interest in a gate. There was mixed response but since more than half indicated an interest, the Board will look further into the possibility and report back to membership.

A second show of hands was requested to determine if there was more support for keeping the gate closed at all times or leaving it open during the day in the summer and locking it at night and during the winter. Again there was mixed response but more seemed to favor leaving it open during the day.

Under the topic of "Members' Concerns" beach parking was discussed. Ralph asked if everyone would cooperate by parking head-on toward the 'beach rules' sign and try to leave enough room for anyone wanting to launch a boat at the ramp.

Carol Adams then gave an excellent presentation of the concerns the Friends of Lake Glenville Stakeholders team (she is the president) have about the relicensing program under way for Lake Glenville. She passed out a paper outlining the preliminary application to Duke power (copies will be sent to those not in attendance) and strongly suggested that people read it, get involved and support the Friends of Lake Glenville. This new relicensing will be for a period of **40 years** and will affect your future enjoyment of the lake and your property values. A drive will begin in August for a relicensing fund to protect your interests in the lake. The team has hired an attorney from Texas who was chairman of FERC under President Ronald Reagan to assist in the relicensing efforts. Again, this effort directly affects *YOU* and your support is needed!

Ralph then went over the items in the budget, noting that there are several pending expenses including the road, grading the beach and changing out the water tanks on the mountain. This is the reason for leaving some of the items higher than what we actually spent last year. He also suggested that we continue with our \$6200 annual contribution to the emergency fund until these expenses are met.

Carlyle Martin, seconded by Bill Ruderman, moved to approve the Budget as presented. This was unanimously approved.

Election of Directors was the final item on the Agenda. Ralph Small announced that there was, unfortunately, a need to make a change on the list of nominees. Gloria Larson's brother is seriously ill in Spain and she has been in Europe caring for him. When he told this to Lynn Doolittle the previous evening, she volunteered to run for Treasurer again in place of Gloria.

Ralph then reminded those present that according to the new Covenants, the members elect the Directors and the Board elects the officers. He added, however, that if the

slate of nominees proposed by the Board was elected, the officers would be: Ralph Small, President; Jim Faber, Vice President; Carol Rogers Smith, Secretary; and Lynn Doolittle, Treasurer.

Ballots were passed out, the votes were counted and the new Board for 2003-2004 will be as follows: Ralph Small, Jim Faber, Carol Rogers Smith, Lynn Doolittle, Jerry Cook, and Jim Bruce. Mike Ray had been elected for a two-year term last year and will be the 7th member.

During the voting process Ralph explained that the reason for expanding the Board was that the Secretary/Treasurer position had been divided into two offices. In previous years, our three officers had been elected for 1-year terms and the directors for 2-year terms, on a staggered basis. This left only Mike Ray on the second year of a 2-year term. However, the Board will determine at their first meeting who will be serving 1 year terms and reinstate the staggered terms for Director elections thus bringing us into compliance with the Bylaws.

Meeting was adjourned at 12:15 and all proceeded to enjoy the luncheon prepared by Bonnie Jean Small.

Respectfully submitted,

Lynn

Lynn Doolittle, Secretary/Treasurer