

**TATER KNOB PROPERTY OWNERS ASSOCIATION
ANNUAL MEETING
JULY 15, 2000**

The annual meeting of the Tater Knob Property Owners Association was called to order by President Roger Scovil at 10:05 am on Saturday, July 15 at the Pavilion on Tater Knob Beach.

Homeowners present included Scovil, Faber, Doolittle, Topfl, Rilott, Knaust, Peek, Greiser, Lindsey, Maloney, Hannan, Bruce, Larson, Erdlitz, Bowdoin, Shaw, Kenney and Adams. The following owners were represented by proxy: Smith (by Scovil), Drew (by Greiser), Cook (by Larson) and Stewart (by Doolittle).

After determining that 22 property owners were represented, either in person or by proxy, Secretary/Treasurer Lynn Doolittle advised the President that a quorum was present.

President Scovil asked that a moment of silence be observed in memory of our friend and neighbor, Sam Braun, who passed away this spring.

Ervin Shaw offered the morning's invocation.

First item under 'old business' was the Secretary/Treasurer's report. Lynn Doolittle handed out copies of an itemized categories listing of all monies collected and checks drawn during the fiscal year of 1999-2000 (which ended on June 30, 2000). She noted that there was \$651.28 remaining in our checkbook, \$7208.59 in our money market account and \$12,994.90 in our Road/Utility Fund CD. She reported that all bills were paid current and invited any owners who might have questions regarding the information just passed out to call her and she would be happy to answer any individual questions.

She also noted that a copy of the Tater Knob Directory would be at the front desk following the meeting and requested that anyone having changes or corrections for the directory jot them down after the meeting.

Dick Erdlitz then took the floor reporting on the audit of Tater Knob's accounts and the annual water testing done on our water system. He read a letter he had written stating that he and Lee had gone over all deposits, bills and checks drawn and that the accounts were in balance and up to date. He also reported that after several checks and re-checks our water system tested satisfactory.

Under 'new business' Roger Scovil gave an updated report on the docks on Tater Knob's beach and their history. He stated that a homeowner had raised questions regarding the docks and thought that a review of this information was in order considering the number of new residents on the mountain. Lynn Doolittle simultaneously passed out three documents (a. history of the docks; b. Agreement between the Association and the Dockowners; c. the current waiting list for a dock) on this subject. Roger noted that the subject of Tater Knob acquiring or building a dock owned by the community had been brought before the membership on three different occasions and defeated. He cited liability, costs to acquire and maintain and insufficient interest among the owners as a whole as the primary objections.

He also noted that the question has arisen as to why dock space cannot be rented to another homeowner if someone's dock is temporarily not in use. After researching insurance considerations, it was determined that this would cause the docks to become a "business

usage" and require a different and costly type of insurance and significantly increase liability considerations.

Neil Greiser then gave an update on Nantahala's progress on the lake. He noted that they are still working on rules and regulations for the lake and that he had also heard the rumor about dropping the lake level dramatically this year but it was *just that*---a rumor. He did add that the lake will begin it's annual lowering sometime in August and that proposed work on the dam bridge was forthcoming... possibly late next year.

He told the membership that the Federal Regulatory Commission (the agency which regulated lakes such as Glenville) has an item on its Agenda to make all lakes "free-flowing" to maintain a steady flow of water for fishing etc. downstream. The Friends of Lake Glenville are working in both Atlanta and D.C. to defeat this regulation (which, if passed, would be most undesirable for Lake Glenville). He said that later in the year he will be asking all residents to take a moment and write a letter expressing their opposition to this regulation (he will let us know the appropriate timing).

Neil also reported that rules are in place on the lake requiring jet-ski drivers between the ages of 12 and 16 to complete a boat safety course before piloting a jet-ski on Glenville and that no one under 12 is to be driving one at all.

The budget was the next item on the Agenda and Roger prefaced this discussion with a report on the turnover of maintenance duties on the mountain from Jerry to Carroll Broom. He explained that Carroll is a conscientious man trying to learn a new job and that some mistakes have been made and some maintenance items have not been done in a timely fashion this year. This is the reason for a surplus in our money market account and the deferred maintenance items (list to be handed out). He has spoken to Jerry and Jerry has agreed to act in the capacity of trainer and supervisor for Carroll until he is able to function independently. Jerry has already begun by explaining that Tater Knob is a year-round responsibility and he must make it a priority.

Lynn passed out copies of the proposed Budget for 2000-2001 and a list of Deferred Maintenance items (from 1999-2000) which the Board will be completing.

Kevin Kenney questioned the \$2000 set aside for roads since we have newly paved the mountain's road system. Jim Faber explained that we were advised to wait a year after paving and seal the roads but since the roads only receive heavy use in the summer, this would be the year to seal and he is looking into having this done.

Kevin also asked about the progress in getting the paver back to finish the job (he missed a section on our entrance road) and Jim F. replied that he is still calling Mr. Moore and will keep after him until it is finished.

Jim Bruce then made a motion, seconded by Kevin Kenney, to approve the proposed 2000-2001 budget. Motion unanimously approved. Jim Faber reminded the membership that the dues for this year will remain the same as last year....\$365 for vacant lots, \$630 for property with a house.

Lynn Doolittle then read an e-mail which she had received from Mudd Merrihew suggesting the Association consider forming a "Community Watch" on the mountain. He had talked to the Sheriff's department and they would be willing to come out and present a program explaining the workings of community watch neighborhoods. Melba Rilott moved, seconded by Sharon

Peek, that we do this. Motion unanimously approved and Roger said that he would ask Mudd to coordinate this effort.

Kevin Kenney then brought up a problem he has been having with an individual from the other side of Tater Knob. He stated that this person has been repeatedly trespassing on his property and bringing unleashed dogs onto his property. He further stated that he has spoken to an attorney and a magistrate in Sylva on several occasions concerning this problem and that he was told that Tater Knob needs a "Private Property, No Trespassing" sign prominently displayed. Jim Faber said that he was working on getting speed limit signs for the area and asked Kevin to check and let him know exactly what the "no trespassing" sign must say to be enforceable.

Kevin then made a motion that the Association write this individual a Registered Return Receipt letter asking her to stay out of the subdivision unless visiting someone and keep her dogs out at all times. Roger Scovil suggested that Kevin speak with his attorney again and have the attorney draft the letter. He also advised that Kevin should check and see if the sign should be in place before any letters are sent and coordinate mailings and sign placement with the Association, if applicable. Sharon Peek seconded and all were in agreement.

Roger then opened a discussion of another matter included in the aforementioned e-mail from Mudd Merrihew. Mudd had also asked that the Association consider putting up canoe racks at the Pavilion so that those with canoes can store them closer to the lake. Jim Faber said that he thought the back of the Pavilion would accommodate the racks but he also brought up several other questions for the Association to consider including : How many racks? Who will build them? Who will assume the liability? How will occupancy be determined? Will canoes be stored summer only or year 'round? Who will maintain them? How will additional people wanting racks be accommodated in the future?

Jim Faber then moved, seconded by Lynn Doolittle, that the Property Owners Association build (on subdivision property) canoe racks whose size and scope would be determined by the Board, liability, management and maintenance be assumed by TKPOA and open for the use of all residents. Six votes were cast in favor of the proposal, the remainder against. Motion was defeated.

Jim Faber then moved, seconded by Mary Earle Scovil, that residents interested in canoe racks submit a proposal to the Board including a plan for construction, maintenance, regulation of usage and assumption of liability associated with racks (all costs associated with these items to be assumed by canoe owners) and proposed yearly fee to the association for use of land and that the Board be authorized to review and approve, modify or disapprove this plan on behalf of the Association. Fifteen votes were cast in favor of the motion, none against. Motion passed. A paper was passed around collecting names of those interested and the following people signed it: Kevin Kenney, Jim Faber, Sharon Peek.

Bill Adams then made a motion that the Board include in its negotiation that the general membership of the Association retain the right to vote to cause termination of this agreement in the future. Jim Faber seconded the motion and 18 votes were cast in favor, 3 against. Motion passed.

Roger then announced that Mudd Merrihew had brought up the idea of having a neighborhood party on the mountain and if the neighbors were interested, he would ask Mudd to coordinate it. Joanne Bruce suggested that we all contribute money to the purchase of meat and soft drinks and that people be asked to bring assorted dishes. All were in agreement that

no association money should be used for this event. Several dates were suggested and the general consensus was that Saturday, September 2 would be the day. Roger said that he would call Mudd and see if he would coordinate this event.

Lynn then announced that she had been to the printer and had copies of the Covenants and Deed Restrictions and the By-Laws of the Association made to send to new residents. She had these with her and invited anyone who needs a new copy to stop by the desk and pick one up after the meeting. She said that she would be mailing these to everyone not attending the meeting along with the other documents handed out during the meeting.

Kevin Kenney opened a general discussion by asking about creating some sort of a restroom facility at the Pavilion. Jim Bruce said that we already had a small "potty" in the Pavilion but that the only drawback was that eventually it would have to be emptied into the bathroom facilities at someone's home. (Several kind souls offered the use of their homes for this task). A couple of types of port-a-johns were suggested but there was not enough interest among the membership to pursue this idea.

Melba then made a motion that we be sure than everyone on the mountain know that this facility was available and that Carroll Broom maintain and winterize said facility-----also that everyone be reminded that keys to the Pavilion are also available upon request. A list was passed around for names wanting a key and they are being made at this time. (Please let secretary know if you were not at the meeting and need a key).

Jim Faber then took a moment to discuss something which he has been working on and he hopes will alleviate some of the problems associated with the long wait for dock space at Tater Knob. Nantahala has a provision that two lakefront owners may "pool" their rights to a lakefront dock and obtain a permit to place a 5-slip dock on the shore. He has been talking to Henry Knaust about converting the dock on his (Jim's) lakefront into a 5-slip dock. This arrangement would be totally separate and apart from the dock on Tater Knob's lakefront and totally separate from the Association in any way. This is a private offer being made by Jim Faber. Rather than get into a long discussion during the meeting, he simply said that anyone interested in finding out more about this possibility contact him (Jim Faber).

Roger Scovil then took the floor and thanked Jim for this very generous offer and for his exceptionally high degree of community mindedness.

The subject of lights on the mountain came up again and Melba Rilott suggested that the Board study the possibility of placing some sort of low lighting by the road for the safety of those walking. Roger noted that the subject of lights had been defeated before but that the problem had been one of people not wanting bright security lights shining into their houses. The possibility of lower lights for the purpose of safety rather than security was one that had not been considered before. Roger suggested that those interested in this sort of a project investigate what is available including the cost of lights and installation and submit a proposal to the Board.

Lynn Doolittle then mentioned that we had discussed placing a road mirror by the curve at Phelan's house and had somehow gotten onto other items during the year and it had not been done. Jim Faber agreed that we had discussed installing one similar to the one at the Knaust residence and said that he would talk to Henry and ask about his mirror and report his findings to the Board for action.

Election of officers was the last item on the agenda. Lynn reported that she had not received any nominations through the mail and opened the floor to nominations. Libby Lindsey nominated Ralph Small for the position of Director. No other nominations were forthcoming so Kevin Kenney moved, seconded by Libby, that the Association approve the nominees for President, Vice-President and Secretary/Treasurer and that the Director position be decided by secret ballot. Unanimously carried.

A secret ballot then followed, counted by Kevin Kenney, and 16 votes were cast for Ralph Small, 9 for Jim Larson. Roger then thanked Jim Larson for his years of service to the Board and a round of applause heartily echoed this thanks.

With no other items being presented for discussion, the meeting was adjourned at 12:05 pm.

Respectfully submitted,
Lynn Doolittle, Secretary/Treasurer