

Tater Knob Property Owners Association

Annual Meeting

2013 Agenda

Call to Order	Jim Faber
Invocation	Ralph Small
New member introductions and quorum assessment	Libby Lindsey
Treasurers Report	Anne Cheney
Audit Report	Jim Faber
Water Quality Results	Jim Bruce
Old Business	Jim Faber
Drainage Issues	
New Business	Jim Faber
Water System Improvements	
Road Repairs	
2012 Budget Results	
2013 Proposed Budget	
Election of Directors	Libby Lindsey

Those to be elected for a 2 year term: Jim Faber, Mike Ray, Mary Earl Scovil

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

ANNUAL MEETING 2013

The Tater Knob Property Owners Annual Meeting was called to order at 10AM on July 27, 2013 by President Jim Faber.

The invocation was led by Ralph Small.

There were 16 voting members present: Adams, Bowdoin, Bruce, Cheney, Faber, Ferguson, Greiser, Knaust, Larson, Lindsey, Maloney, Rogers, Rosen, Scovil, Small, and Topfl. There were two proxies for absent members.

The Secretary declared that a quorum was present so the meeting could proceed. There were no new members this year.

Treasurer and Audit Report: Anne Cheney reported that we spent less than we budgeted for last year resulting in a difference of \$9,637.00. (See Financial Report on taterknobhomeowners.com)

Water Quality Results: Jim Bruce reported that water was tested and no contaminants were present.

Old Business

Drainage Issues: Jim Faber reported that the record rainfall we have experienced this summer has resulted in flooding of roads, culverts, drainage pipes and ditches. Discussion followed and Jim Bruce was thanked for his efforts in solving some of the problems. Several of our members had been out cleaning ditches and drainpipes. There are still some places that need work.

New Business

Road Repairs: There is \$4000.00 budgeted to fix some problem areas but no major road work is planned for this year.

Water System Improvements: Jim Faber reported that the new well is not working. He has contacted the manufacturer and is working to solve the problems. Fortunately the other wells are covering the demand for now.

2013 Proposed Budget: The budget was approved and dues will remain the same as the previous year.

It was suggested that a No Parking sign is needed at the entrance to Tater Knob. Bill Bowdoin volunteered to supply the sign,

A request was made for volunteers to help when needed for road and water issues. Please notify Jim Faber if you are willing to participate.

The roof on the Pavilion needs to be replaced. Jim Faber is getting estimates.

We were reminded that during the winter, Phillip Rogers is the person to contact if you need snow removal.

Election of Officers: Jim Faber, Mike Ray and Mary Earle Scovil were elected for two year terms.

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-President - Mike Ray, Secretary - Libby Lindsey, Treasurer - Anne Cheney

Directors - Ralph Small, Jim Bruce, Mary Earle Scovil

Income Expense

Income	No.	Amt	Budget 12-13	Actual 12-13	Diff.	Budget 13-14
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	5	15	75	45	(30)	45
Dues Receivable			0		0	0
Late Fees				100	100	0
Interest Income			0	2	2	0
Total Income			32,575	32,647	72	32,545
Expenses						
Beach Maintenance			750	0	750	400
Beautification			100	0	100	100
Donation			300	300	0	300
Generator			500	0	500	500
Insurance			1,632	1,676	(44)	1,650 ⁹⁰
Legal			200	275	(75)	250
Office/Misc Expenses			200	289	(89)	300
Security			4,000	4,000	0	4,000
Maintenance (Carroll)			5,000	3,250	1,750	4,000
Taxes			2,000	1,758	242	1,800
Water System			8,000	3,497	4,503	7,000
Reserve Deposit			6,200	6,200	0.00	6,200
Road Repairs						4,000
Snow Removal			2,000	0	2000.00	2,000
Total Expenses			30,882	21,245	9,637	32,500 ⁴⁰

* Bob Martin under Water Sys for last year.

Cash Flow

Accounts	Amounts	Totals
Checking Account	12,997	
Money Market	9,810	
Cash Balance		22,807
2013-2014 Bgtd Revenue	32,545	
Funds Available		55,352
Bgtd Exp 2013-2014	32,500 ^{41B}	
Reserve Deposit		6,200
Total Cash 7/1/2014		29,052 ¹²