

THE SUMMIT PROPERTY OWNERS ASSOCIATION

**2018 Annual Meeting
Duncan Creek Presbyterian
Church**

**11:00 AM
September 15, 2018**

Board Members: Sherron Timmers– President
Todd Black- Vice President)
Antoinette Clements – Treasurer
Michael J. Smith – Secretary
Michael Swaluk – Director

Agenda

- I. Call to order—11:11 am
- II. Welcome & Acknowledgements: Sherron Timmers--- Thank you to all that came to this meeting. Luckily the rain and major wind from Hurricane Florence held off and we were able to get the meeting in with the electricity running.
- III. Reading of minutes – Motion made to approve minutes without reading (they are on website and a copy was offered to everyone at the sat meeting). Motion made by Steve Brooks 2nd by Clements and approved.
 - a. Head count -20 (12 families) 24 votes
 - b. Proxy count - 44
 - c. Establish a quorum - yes
- IV. Financial report – Antoinette Clements -In package given at meeting. Motion made Mullins and 2nd by Pilker and approved.

- a. Dues & delinquent owners; liens, foreclosures
 - All properties are fully current on their dues. No foreclosures at this time. The discount for paying early is working very well. People are paying early.
 - A great effort has been put into filing liens on time when dues are not paid so that when a foreclosure happens our dues will be paid.
 - b. Dues collected for 2018 is \$41,035.00 in total. \$39,600.00 was paid in discounted dues, 800.00 was paid in 2017 for 2018 discounted dues, 550.00 in regular dues and \$85.00 in fees.
- C. 2017/2018 Spending vs. Budget- This year spending has been well within what was budgeted for in 2018. We do hope to completely redo the gate or replace it this year. We should have a final quote soon. We still have one more mowing (maybe two), 4 more electric bills, charges for the meeting and road repairs.
- Monies are held in a Vanguard Federal money market account- \$2,197.87, The Vanguard Total Stock Market Index fund- \$226,166.71, a checking account at BBT-\$7,480.49 and petty cash \$118.32. For a total of \$235,963.39 on September 14, 2018.
- d. 2019 Proposed Budget & Vote
- We have 78 people that own one lot. We have 44 lots that have 14 owners for a total of 122 properties. Of those 42 lots 24 are paid and 20 are free. For a total income of \$40,800.00 in 2019 if all properties discount. Please see the Proposed 2019 Budget on the website and it was included in the mailing that was sent in August. It was approved at the meeting.
- The dues this year will remain at \$550.00 with a discount \$150.00 for early/full payment received by the end of January 2019.

V. President's Report – Sherron Timmers

Old Business-

Website- Steve Peng- responsible for our website. Steve is doing a great job of keeping us updated on what is going on at The Summit. Please see the website for all important information. The weather on our website is now the current conditions on The Summit instead of the current conditions in Bostic, NC.

Security Gate/ Entry Solar Light –

- Advanced Entry Systems-is still working on an as needed basis. Solar Lights are working.
- Codes will be changed October 1, 2018. New numbers are on the website. The Board will contact the Vendors with their special codes. This includes UPS, Fedex, North State Gas, and Lowe's. If you have a contractor/visitor please make sure you give them the vendor code and not the owner's code.

- Cameras at the gate are working. Please remember that these cameras are for security on gate issues not for security on your property. Once people go thru the gate we have no way to know where they go or what they do while in The Summit.
- Snow - In 2018 we removed snow twice so far. In 2018 we had a quote to remove snow for a reasonable rate. We have put an amount in the budget for 2019 that will hopefully remove snow twice and/or pretreat. If you don't have to stay on the mountain if a large snowfall is predicted, don't. If you do stay have enough food and provisions. If possible stay off the mountain during these times if you need to go in and out. This is for your safety. We are very happy with the snow removal that was done last year and will remain with that same person this year.
- A 25 mph speed limit sign was installed but many people are still speeding. Please be careful of your speed and pay attention to what side of the road you are driving on. We do not want to put in speed bumps so please keep your speed down!! Please tell your renters to abide by the speed limit also.
- Road review and repair –October of 2016 was the last road repair. One place we are not happy with and have trying to work with the vendor that did this work. A quote to seal the roadway was obtained but no seal coating was done last year.

New Business

- Mowing- Essential Property Management is now in charge of our monthly mowing. An extra mowing had to be done this year because of all the rainfall. The Board is very happy with the work of this new company. They are also cleaning the drainage pipes so that they remain clear and spraying the weeds growing in the roadway.
- The Board approved side arm clearing this year. It was done in September. We hope to do this every year if needed during this timeframe.
- Changes to the Summit Rules and Regulations. The Board of Directors has been reviewing some new rules and regulations. These include Fencing, Pools, Propane Tanks, Recreational Camp Fires, Yard Maintenance, Maintenance of Home, Erosion, Speed Limit of 25, Nuisance and Campers & Recreational Vehicles. Some of these items should be changes to our Covenants. Some felt that these Rules and Regulations needed more distinct language and fines added to them. The Board will continue to work on these and will keep you updated.
- Roads- The Board is getting a quote to repair and hot fill the cracks in the road. A quote should be received within the week. The Board is still looking at the possibilities of sealing our roadways. A quote for around \$50,637.30 has been obtained for the sealing work.
- Next Meeting- The next annual meeting will be held in September 2019. A discussion was held on whether we should move it to a different month because of this being hurricane season. The majority did not want to move the meeting in 2019. So, it will be held in September.
- We are setting up a new system on who to call for either GATE or SNOW ISSUES. We feel that these will be better served by people that are full- time residents. Four residents have graciously agreed to handle these two issues. Please email these first unless it is an emergency.
- SNOW REMOVAL- First Call- Steve Brooks starflight3@yahoo.com or 501-366-0914. Second Call Carlos Borrás carlosborras@bellsouth.net or 828-245-3940.
- GATE ISSUES -First Call- Eric Pilker dtomehp@gmail.com or text 610-737-3652 and Second Call Patrick Mullins drmdpm@gmail.com or 910-648-4991. If no response, please contact a Board Member.

- Please be aware that NO dog breeding and selling is allowed at The Summit. Also, please try and keep you animals from running free in The Summit. We have had a bear spotted in The Summit and a Bobcat. So please be aware of your surroundings. More animals will be moving our way because of the work being done at the Yogi Bear Campground.
- We have funded and have a decoration committee. Donna Mullins and Cathy Miller will be heading up this committee. Thank you ladies for taking this project over.

Vote on the Board of Directors slate for 2019 -passed. We would like to welcome the two new members of the Board. Donna Mullins and Doug Miller. We would also like to thank Mike Smith and Michael Swaluk for their hard work, devotion, and love for The Summit POA over the years.

- Donna Mullins
- Doug Miller
- Toni Clements
- Todd Black
- Sherron Timmers

General discussion

Old Girl Scout Camp/ Defiant Whiskey- The Yogi Bear Camp is still under construction. It is scheduled now to open Memorial Day 2019. Members do hear lots of construction work going on. The beep beep of the machines backing up, etc. We hope that the Camp with be neighbor friendly but many owners are worried about the noise, smoke (from land clearing), the water use, the sewer system, etc. Please go on their website to see the activity and what will be offered there.

- The list of contractors needs to be updated on the website. We will work with Steve on this. Please send a list of people that you use and are happy with to srwt@earthlink.net and I will put a list together and we will update.

VI. Adjournment: 11:58

VII. Other Items- Light Lunch