

Minutes of the Summit POA
Annual Member Meeting
October 26, 2024

Meeting called to order at 11:00 am.

Each member introduced themselves and gave a brief history as it related to our community.

Bob Millikin, from B&N Grading, was introduced to explain the conditions of the roads and to answer member questions.

Troy Young asked Bob to explain his current assessment.

Bob explained that the number one problem in the mountains is water erosion. His company patched and fixed the sub-structure in the areas that were failing. He recommends the culverts and ditches should be maintained to keep this structure intact. Our next step should be a 2 inch cap over the entire surface of all the roads.

Tim Conner outlined a brief history of the roads as follows. Previous boards were tasked with researching a plan to maintain our roads. A committee was formed and recommended a plan of action. The Board at that time chose to ignore that plan and instead opted to patch areas as they arose. These patches were done to a driveway standard and in many cases those patches have failed even before the old road around them did.. What we have done this summer has stabilized the roads for now.

Bob explained that his company did patches up to DOT standard and found that many patches were not done properly. The foundation layer underneath the asphalt had not been built up and that was why those sections were failing.

A question from a member asked, why a 2 inch top coat?

Bob said that this seals everything and adds structural value. He recommends a DOT standard of 2 inches but for financial reasons he could do a minimum of 1.5 inches on some of the roads.

What is the life span of a cap?

Bob said 15 to 20 years.

Another member asked when we should put on the cap?

As soon as possible was Bobs recommendation but not in cold weather.

A member brought up that the culverts near his property were being clogged by the landscapers as they mowed.

Tim Conner has been in contact with the landscape company and it is in this years budget to start a maintenance schedule of twice yearly blow outs to ensure proper drainage. Troy Young has

marked each culvert with a gray stake and identified those that are most clogged.

It was mentioned that the cost of Hurricane Helene damage could have been up to \$10,000 but, because of the members here clearing our own roads and Troy Young and member John Hoffis repairing the worst culvert we saved an estimated \$7,000. The cost to our association from these damages so far is \$3,110.20.

Bob was asked if we should do the whole system now. He recommends that we do it all at one time, but realizes that a budget for this might require multiple phases. He wants us to be aware that to mobilize his equipment is about \$6,000 each time he comes out. Future oil prices can affect cost too.

Pat Conner reported that Phase One of the project was patching the worst areas first. This has been done. The cost was \$196,725.

Phase Two has been completed for the rest of the patching at a cost of \$139,625.

The total spent so far is \$336,350.

It will be approximately \$800,000 to cap all the roads.

This would mean a \$7,000 assesment per lot and Tim Conner is wanting this years board to examine how this should be done.

Pat Conner went over the proposed budget. He wanted the members to take note that the increase from last years membership dues was increased because of the recent covenant changes. Instead of 95 lots paying dues there are now 99 lots. Pat also noted that the increase to the grounds maintenance has incresad to include an extra \$2,500 for 2 culvert clearings. One in the fall and another before the first spring mowing. He also noted that the transfer to savings might be higher due to some pending lot sales and a foreclosure.

Pat reported the current balance as \$20,575 in the Vanguard account and \$18,281 in our checking account for a total of \$38,796.80.

The answer to a members question was yes, all our savings went to the roads.

Steve Brooks explained the reason for the contiguous lot rule change for the new owners. Most members agree that one vote should go with each lot and a dues should be applied to each voting lot. Right now there are 122 lots but only 99 are paying.

The question of how to raise the money for the roads came up. It was proposed by a member that we raise the yearly dues. Tim Conner replied that this year the dues will remain the same. Tim wants to get everybody on board with a plan. Should we increase incrementally? Should we go with a thinner cap? Should we do multiple phases? What are some ways to do this?

Tim Conner explained that our documents are in need of clarification. The boards focus this year will be to work on the language in our covenants and by-laws. The declarant has been released and this has been recorded with the county. We no longer need the developers permission to change things in our community. It will be solely up to the members.

The board is going to start the process with directed proxies which will make the voting on these issues easier and quicker. Each member will be able to vote yes, or no on multiple issues or language changes. The board is going to start with simple things first. Tim Conner asked that everybody participate and vote because it takes a super majority to make even the simplest of changes. If the board doesn't receive a ballot then it counts as a no vote.

It was suggested that we have a Meet and Greet committee that could hand out a formal packet to introduce new neighbors to the community.

Brian Fischer is working on a new website and with the help of Steve Peng should have it up soon. Jan Young started a Facebook page and it was suggested we could run that parallel with the website.

Lot 85 is in foreclosure. The family of the late owner has ignored our attempts to collect dues. Our lawyer filed a lien with zero response. Our lawyer has started the foreclosure process and the POA is legally taking title. The expenditure for this is not in the budget, but any losses will be recouped when the lot is sold.

A member asked if road fees are included when new builds are being built?

Tim Conner responded that the POA doesn't actually own any of the roads. Each lot's property line goes to the middle of the road. We had to get permission from the owner of Lot One to put up the new light by the mailboxes. That light costs the POA \$16 per month but cost nothing to install. Tim Conner will look into getting an easement for the mailboxes also on Lot One.

A motion to pass the proposed 2025 budget was put forward. A unanimous yeas vote, from the members present, passed the budget.

Steve Brooks has secured the new meeting location on the second Saturday in October next year. We can have the building all day which includes the kitchen. Next year we can do something after the meeting if we want to plan a get together.

There were no nominations from the floor for the two open board positions and Troy Young and Tim Conner were unanimously approved.

A member wanted to thank those responsible for the front gate decorations. Jan Young was thanked.

Meeting adjourned at 12:40 pm