

THE SUMMIT PROPERTY OWNERS ASSOCIATION

**2016
Annual Meeting Duncan
Creek Presbyterian Church
10:00 AM
September 3, 2016**

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

Agenda

- I. Call to order—10:19 am
- II. Welcome & Acknowledgement of New Owners: Sherron Timmers
- III. Reading of minutes – Motion made to approve minutes without reading (they are on website).
Motion made and approved.
 - a. Head count -29 (17 families) 20 votes
 - b. Proxy count - 45
 - c. Establish a quorum - yes
- IV. Financial report – Antoinette Clements
 - 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 2016 were \$42,350.00 in total. \$39,600.00 was paid in discounted dues and 2750.00 in regular dues.
- C. 2015/2016 Spending vs. Budget
 - We have had a successful year and our spending so far has been less than what was budgeted for in 2016.
 - Monies are held in a Vanguard Federal money market account- \$10,108.28, The Vanguard Total Stock Market Index fund- \$117,788.13, a checking account at BBT-7403.25 and petty cash \$930.00. For a total of \$136,229.66 on August 26, 2016.
- d. 2017 Proposed Budget & Vote
 - 94 owners are paying dues on 122 properties. For a total income of \$41,600.00 in 2017 if all properties discount. Please see the Proposed 2017 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 2017.

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 – Dennis Clements

- Advanced Entry Systems-is still working on an as needed basis. At this time we are under budget for the year. As you know last year we installed a solar light...again. This time the light was not stolen but the solar collector was taken. We are working to install this on top of a pole so that it won't be as easy to steal. If the thief continues we will check into permanent electric because we do believe this is a benefit to the community.
- Codes will be changed October 1, 2016. New numbers are on the website. The Board will contacts the Vendors with their special codes.
- 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/ Buckets- Last year buckets were filled with ice melting material and placed in strategic places.

These buckets were to be used around corners etc. if needed. Please remember it is The Summit's policy not to remove snow. In 2016 we did removal one time after the snow lasted for days. This money is not in our budget. Be prepared (food, essentials) to stay on the mountain if a large snowfall is predicted. If possible stay off the mountain during these times if you need to go in and out. This is for your safety. If the road are plowed this year we will ask that they pile the snow on the downward slope.

- Road review and repair –As stated before we are now taking before and after photos annually, we will be keeping a log of all work done, especially when having construction done on properties; and will make it the contractor's responsibility for repairs. Please put this in your contracts when building or having work done on your property. Charles Baldwin will be the Chairman of the Road Committee for 2017 with the help of Ray Anderson and Mike Swaluk. The plan is to hot fill and patch what is required and review on an annual basis. Work that is needed this year will start when it is cooler.

New Business

- Beautification – Dead tree at gate was removed this year. Rocks were put around the entrance gate code area to take care of the drainage issue there. It was also discussed if we should do one more mowing a month. We will also check and see if a tree at the entrance needs a brace.
- Keys to Mailboxes- The mailboxes are owned by us at The Summit. Please make sure that if you sell your unit that you supply keys to the new owners. The post office does not have keys to our boxes. The treasurer does have keys for the boxes that are empty and some of the boxes that people have. BUT, we do not have keys for all of them so please insure that the new owner gets a key. Otherwise they will have to buy a new lock for themselves and have it installed.
- Next Meeting- The next annual meeting will be held in September 2017.
- Old Girl Scout Camp/ Defiant Whiskey- There were concerns voiced about the parties/loud noise that are happening during holiday weekends at the Old Girl Scout Camp. Defiant Whiskey had rented out the Camp during these times to different groups. We will check with the county to see if there are any rules and regulations for this (time the noise has to stop, etc).
- Vote on the Board of Directors slate for 2017
- 63 Yes Votes and 2 abstaining votes
 - Mike Swaluk
 - Mike Smith
 - Toni Clements
 - Todd Black
 - Sherron Timmers

General discussion

- Predator Calls- Some of our residents have heard Predator calls. If you hear this please let us

know. We are also trying to figure out who or why someone is doing this.

- Gun shots seem to be more heard a lot more often. Golden Valley does have a rifle range. If you see anyone hunting within The Summit please report them. Hunting is not allowed on our properties.
- A new cell tower has been erected across from Summit Parkway and Cody Ridge. So far it has not been turned on. One night it had a malfunction where the white light was flashing all night instead of the red light. It was corrected.
- Volunteers are always needed to serve on subcommittees- please contact any board member if you would like to help.

VI. Adjournment: 11:45

VII. Other Items- Light Lunch