

THE SUMMIT
PROPERTY OWNERS
ASSOCIATION

2020 Annual Meeting
Cedar Grove Church

11:00 AM
October 17, 2020

Board Members: Sherron Timmers – President
Carlos Boras – Vice President
Sharon Pilker – Treasurer
Werner Timmers filling in for Donna Mullins – Secretary
Douglas Miller – Director

Agenda

- I. Call to order – 11:17
- II. Welcome & Acknowledgements: Sherron Timmers – Thanks to all of you that are attending this meeting especially with all that has been happening this year. Welcome to all the new residents/lot owners this year. Six houses changed hands this year so far and 15 lots.
Introduction of the board so all the new people know who they are and what they do.
- III. Establishment of quorum.
 - a. Head Count -
 - b. Vote Count – 33 plus 34 proxy votes
 - c. Establish a Quorum – yes
- IV. Reading of the minutes – A motion was made, by Charles Baldwin and seconded by Steve Brooks to approve the minutes of last year’s meeting without reading them. (the

minutes are on the website and copies are available at this meeting).
A vote was taken and the minutes were approved.

- V. 2019 Financial report – Sharon Pilker – The financial report was in the package given to everyone at the meeting. A motion was made by Jan Young and seconded by Bob Seslar to accept the financial report as submitted.
A vote was taken and the financial report was approved.

Highlights from the financial report;

1. Dues and delinquent owners; liens, foreclosures.
All properties are current. There are no foreclosures at this time. The discount for early payment is still working and we are receiving most payments on time.
- So far we have collected \$42,070.00 in dues for 2020. \$38,800.00 of that amount was discounted dues, \$2300.00 in regular dues, \$170.00 was paid in fees. As of October 13, 2020 we have 78 people that own one lot. We have 43 lots that have 15 owners for a total of 121 properties. Of those 43 lots 19 are paid and 24 are exempt. The collection process we have used over the last few years has been successful and we will continue it for the next year.
2. The goal of the unbudgeted “investment gains is for these gains to keep up with inflation and keep The Summit in great operational condition”.
3. 2019/2020 spending as of the date has been aligned with our 2020 budget except for the grass cutting. This is due to going to a three-week cut cycle because of the amount of rain this year. Anticipating the same situation next year, we will increase the allotted amount in the budget from \$4500 to \$8000.
We have two more months of electric to pay for and the expenses for the annual meeting and mailing out the required notices.
We “lost” one lot that was sold and split by the adjacent lot owners.
We had no spending in lawyer’s fees to collect past due accounts this year.
The next projects going forward are paving the gravel area at the mailboxes. It is anticipated that this will be done next year as it is getting too cold now. We will include additional road repairs in the scope for projects next year. (cracks, etc.)
Web site expenses - \$140.00 to maintain the web address of the POA. A payment for this year and 2 previous years was made this year.
Snow removal contractor for this winter is still open since last years’ contractor more than doubled his price. We will explore some more options before committing.
In all the budget other than the lawn maintenance fairly reflected our spending with a little left over to go in our reserves, so we will maintain the same budget for next year apart from the above noted increase for lawn maintenance.

4. Collection process for 2021 – The following was the billing/collection plan for 2020 and will be used again for the year 2021.
5. By November 15, 2020 send out annual bills for 2021
6. December/January received on time payments (these accounts get the \$150.00 discount because they don't have an outstanding balance on January 31, 2021).
7. February 1st - All accounts that did not pay are now delinquent and owe \$550 for 2021.
Note that checks have to be received by January 31st in order to qualify for the discount.
8. February 5th – For all owners with email addresses, we send a reminder to you that you are currently overdue. For those without an email address your late reminder will be sent through regular mail.
9. February 15th – Send “15 day letters” to each of the delinquent accounts,
 Starting the legal process for foreclosure.
 Include invoices for:

a. 2021 Dues	\$550
b. Late Billing Fee	\$ 25
c. 15 Day letter	\$ 50
d. Certified Mail	\$ 10
e. Total Owed	\$635
10. March 7th – Put liens on all late properties. The cost shown below is the rate in 2015 (the last time we used this step). This amount could be higher if we need to use this measure in 2021.
 Send updated invoices to include:

a. Lien Cost	\$ 450
b. Late Billing fee	\$ 10
c. Total Owed	\$1095
11. April 15th – Begin Foreclosure
12. Approval of the budget for 2021. Motion was made to approve the budget by.....
 Motion was seconded by Iris. Vote of those present was unanimous to approve the budget. The proxies had 3 no votes, 2 with no explanation, 1 wanted a reduction of the budget if the reserves allow. Motion is passed.

VI. Presidents Report – Sherron Timmers

a) Old Business

- i. Changes to Summit Covenants – see your copy of the covenants given at the Annual Meeting. Doug Miller will elaborate more on this subject.
- ii. Mowing – At this time we will continue with the mowing service that we have been using. We need to let the mowers know if there are clogged drainage issues and they will make sure to clear them either mention it when you see them or tell a board member.
 A question was raised of whether we had looked into other lawn companies, at this time

the board has not done that. We may ask for some other quotes to make sure we pay an appropriate amount.

- iii. Roads/Review – In general the roads are in good condition except for the area near the gate where there is extensive cracking. We intend to address this in 2021 and at the same time pave the area at the mailboxes and any other areas that need repair. If you want to have your driveway paved then this would be a good time. The bigger the job, the lower the price we can negotiate. The homeowner does have to pay for that part of the job, of course. If you are interested please send your name to the Board.
- iv. Update of Covenants; Doug Miller explained the process of updating the Covenants. Our POA's Covenants are still under control of the "Declarant" which in our case is the developer of the Summit. As long as he does not release that right the declarant can make changes to the Covenants so the past year we worked with him to make some changes to clarify issues that the board has encountered in the past few years that were not very clear in the original Covenants. The new Covenants are now recorded and in force. You should have all received a copy of them and they will also be available on the website.
- v. Sprucing up of entrance. A big thank you to Cathy and Doug Miller for taking on this project. The work done consisted of trimming bushes, rewiring the lighting of the sign, removing dead bushes, adding boulders, repairing drainage and finally repainting the entrance sign. The work was done with the assistance of a contractor for the landscaping and drainage work but when the quote for repainting came in rather high, Doug and Cathy took matters in their own hands and sanded and painted the sign themselves and the result is impressive. Well done and thank you.
- vi. Street signs were all straightened, repainted and reinstalled with better fasteners in the beginning of the year.
- vii. List of contractors that have been used on the Summit by various owners has been compiled and is in your package and will also be available on the website as well as some information on permitting of projects as required by the county (from the county website).

i. New Business

As mentioned above the paving of the area near the mailboxes and road repairs to the entrance area and where it is needed elsewhere will be the main project for 2021.

ii. A date for the next annual meeting for 2021 has not yet been decided, the October date this year worked out well and the new location is well suited so we will use that as a guide.

iii. Jellystone Campground -The campground has been operating at high capacity the whole summer. Some issues have been observed that will be addressed to the Campground Management. The golfcarts and cars cross the road, without looking or braking and it would be prudent to install "stop" signs on both sides of the road. There have been several instances of noise by means of loud music and honking on golfcarts in the evenings. We will file a noise complaint with the county and make the camp management aware of it. We have observed that various camp employees actually ride golfcarts or gator type carts on the road from fire tower road to the entrance. This is not allowed in NC (unless the cart has a license tag demonstrating it is "street legal")

c) Sub-committees

i. Beautification – Cathy Miller has taken over this committee from Donna Mullins.

ii. Security/Gate – The cameras at the gate are working.

The gate opens automatically if there is a power failure.

In case of snow the gate will be opened to prevent cars having to wait/stop/start on a potentially slippery road.

There are remote controls available, this is a small keychain clicker that is programmed to open the gate. (current cost \$16), please contact Sherron Timmers if you are interested.

d) Election of the board for 2021: Donna Mullins resigned during 2020 due to her moving from The Summit.

The board proposes

Carlos Borrás- President

Sherron Timmers- Vice President

Sharon Pilker- Treasurer

Doug Miller- Secretary and Projects Manager

John Palella- Director

A motion was made by Kenny Price and seconded by Rose Baldwin to accept the board.

A vote was taken and the board was accepted as proposed.

VII. Light Lunch was served after the meeting.

VIII. The Annual Meeting was adjourned at 12.30