



Eagle's Crest at Reece Mountain

POA Board Meeting Minutes

May 28, 2016



Meeting Location: Eagle's Crest Pavilion

Meeting to be called to order at 2:00pm

- Board members in attendance:
 - (Lot 5,6,32) Michael Magill – President
 - (Lot E13) Chris Murphy – Treasurer – Out-Going
 - (Lot E15) Fred Feltmann – Treasurer - In-Coming
 - (Lot 50) Norman Dietrich – Secretary
 - (Lot E-18) Dr. Skees – At-Large
 - (Lot E-4) JoAnn Braxton – At-Large
- Property owners present at meeting:
 - Owners of lots: 27,29,39,43/44,49,53,E8 and 53.
- Entitled Proxies submitted for voting:
 - Lots: 19 & 47
- Twenty Two (22) property owners committed by polls and emails to attending but only 16 made it to the meeting.
- Quorum Present: There are 16 of 73 property owners represented at our meeting.
 - 21.9 % present for voting:
 - POA members present agreed enough were present to proceed with budget expenditure decisions.

President: Michael Magill

Emergency Resignation to be presented at this meeting:

- Treasurer – Chris Murphy – Promotion causing him to move to Texas which will prevent him from performing the duties of Treasurer
- Vice President Fred Feltmann had accepted the position of Treasurer and all banking accounts and documents have been transferred to him.
- The position of Vice President was opened for discussion:
 - No takers for position
- Opening for members who would like to be added as At-Large board members:
 - No takers for position

Secretary: Norman Deitrich reviewed last minutes 11/22/15 for acceptance by members present:

- Past minutes were accepted and passed.

Treasurer: Chris Murphy provided financial report and review of the past 2015 budget and the 2016 budget.

New Business: Discussion - Vote

- Past due maintenance fees:
 - Discussed placing liens on property in arrears for the second year.
 - Motion made to approve, seconded and passed.
 - Charging interest as provided in covenants.
 - Motion made to approve, seconded and passed.

- Pavilion and other structures maintenance quotes needing approval.
 - Quote to provide infrastructure for the requirement by US Postal service that mail service will be **"The mode of delivery for the Reece Mountain Subdivision will be Centralized Delivery"**
 - Atlanta 100 Corp - \$2149.00 plus tax
 - Due to Unanswered questions pertaining to recent added requirements from Post Master, This provision was tabled for further study.
 - Quote from Carver & Son Grading to excavate and install concrete footings and pad for the centralized mail boxes.
 - Carver & Son Grading - \$2675.00
 - Motion made to approve, seconded and passed.
 - Quote for installation of the centralized mail boxes.
 - First Impressions Home Improvements - \$500.00
 - Motion made to approved up to \$500.00, seconded and passed.
 - Two quotes submitted to repair damages and re-staining of pavilion.
 - Mike's Painting \$2000.00
 - Motion made to approve, seconded and passed.
 - Derek Morgan Painting \$3280.00 - Quote not accepted.
 - Two quotes submitted to repaint exterior restroom pavilion and 9 pump houses.
 - Mikes Painting \$2800.00
 - Motion to table for further discussion about volunteer property owners conducting work to save this expense. Seconded and tabled for further discussion.
 - Derek Morgan \$5150.00 - Quote not accepted.
 - Quote (**Invoice**) to replace stolen street sign and to replace the entrance "Reece Mountain" sign with a new sign which represents our new subdivision name, **"Eagle's Crest at Reece Mountain"**
 - ******* Imprint in Time - Total sign cost: \$2856.70
 - Motion made to approve, seconded and passed.
 - **Invoice** for repairs to Pavilion well house pump # 3.
 - ******* Haithcock Well & Supply - \$234.75
 - Motion made to approve, seconded and passed.
 - Quote to repair winter plumbing damages to well house pump # 1
 - Haithcock Well & Supply - \$350.00
 - Motion made to hold off on this work until later time.

• **Total cost of expenditures approved: \$8266.45**

- Discussion: Future shelter over mail box cluster. What should it look like? Metal or wood.
 - Motion made for shelter to look like a mini pavilion made of heavy timber wood.
 - Seconded and approved to proceed with designs and cost only.
 - Discussion to be brought up at next meeting.

- Gravel Roads are washing out badly and new gravel will be needed soon. Estimates for gravel loads are approximately \$400.00 each. Vote was taken and approved at last 2015 meeting. No gravel was purchased since last meeting.
 - Motion made to continue with the previous approved allowance from the 2015 budget. Seconded and approved.
- Acceptance vote on emergency needs to install water filtration system after finding water in pavilion and restroom is not drinkable.
 - Members present thought this was a wise move to proceed and install filtration system ahead of vote.
 - Motion to approved work already completed. Seconded and passed.
- Acceptance vote on emergency expense paid to rid pavilion structure of carpenter bees that were damaging the pavilion at an alarming rate.
 - Members present thought this was a wise move to proceed and install filtration system ahead of vote.
 - Motion to approved work already completed. Seconded and passed.
- At last meeting Mike Magill mentioned the asphalt roads in phase one are starting to show cracks and grass is attempting to grow in the cracks. If allowed the vegetation will damage the base under the asphalt. Mike Magill presented an estimate from Absolute Asphalt for \$ 6943.00 to seal up to 7000 linear feet of cracks. Vote was taken and approved to proceed with sealing the asphalt roads.
 - Motion to proceed with continued efforts to poison the ongoing vegetation growth to keep it in check until funds can be realized. Seconded and passed.
- Mike Magill discussed the need for more security for the new resident.
 - As of this date, Gilmer County Police and Fire now have knowledge of residents in our community. The Gilmer County fire station is located on highway 52 east and Fire Department Way. This intersection is directly across from the Dollar General on Hwy 52.
 - Mike Magill discussed to have a camera and lighting system installed at the gate and pavilion with the camera having remote recording and viewing for added security. Still working to get quotes for these suggestions.
 - No action was made to move forward until cost can be realized and presented to board.
- Discussion for developing bylaws. Some were already developed under the initial developer of Reece Mountain. These need to be studied and revised where needed for Eagle's Crest.
 - Two property owners offered to share a chaired position to work on developing bylaws.
 - Motion to accept Barbra Schreib Lot 39 and Herman Byrd Lot 27 to chair the position of "By-Law committee" to work on developing by-laws for Eagle's Crest at Reece Mountain. Seconded and passed.
 - Old "Reece Mountain" By-Laws will be sent by President Mike Magill to both committee members for review and possible adoption of some items within.

- Discussion was made by property owners and board members present concerning Mike Magill's continued efforts on landscaping savings by conducting self-lawn maintenance which will allow cost to be turned into financial reserves for future paving of the Estate gravel roads.
 - Chris Murphy made a motion to provide up to \$2000.00 per month during the summer months to be spent at the discretion of Mike Magill for equipment and other expenses if needed.
 - Motion was seconded and passed.
 - Discussion was made for Mike Magill to use our polling service to announce possible future landscaping days to property owners in hopes of getting volunteers to assist. Two work days per month should be offered in polls. Mike Magill agreed he would develop dates and present those dates on a polling to be sent to all property owners for their input of availability.

Meeting adjourned at 4:17pm