

2015 Catspaw Property Owners Association Annual Meeting Minutes
Macon County Public Library Community Room
149 Siler Farm Road
Franklin, NC 28734
July 11, 2015

Quorum Information (40% of 66 total lots = 27 lots to reach quorum)

In person - 29

By proxy - 29

TOTAL Lots Represented – 58 (88% of all lots)

Members and Lots In attendance:

5	Shaun Smith	40	Billy & Eloise Dasher
10, 14B	Charles & Dianna Davis	40,49,51	Jack & Kathi Lurie
12, 13, 28, 33, 35, 36, 37, 38, 39	Bill Kee & Frank Lee	42	Chet & Myrna Mahon
14A, 15	Anne & Randy Aderhold	43,62,64	Robert & Thelma Garner
23A	Roger & Cindy Mechling	45	Peter Roth & Debbie Mackie
25,26	Ross & Susie Henderson	52,53	Isabelle Karimi
29	Tom Stone		
	Lots Represented = 29		

Lots Represented by proxy:

2,3	Paul and Carol Field	34A	Jodie & Cammie McInerney
4	Kice & Susan Stone	34B	James Allgood
7	Buddy & Connie Osburn	44	Art Husband
8	Diane and Bruno Rosin	46	Larry Moss
9	Tom McCollister	48	Norma Watts
16	Laurie an Mark Holmes	50	Dennis Graves
17	Myong C. Cyr	54	John & Sarah Tyrrell
21,22	Felton & Ann Mitchell	55	Jodie Myers
23B,23C	Helen Geiger/Security Fed.	56	Sue Aery
24	John Mercer	58	Sid & Melinda Heidt
27	ABE Investments	59	Ron & Robin Meuldjik
30,31	Art & Nicole Trufelli	63	James Farrish
32	Martha Sullivan		
	Lots Represented = 29		

The meeting was called to order by President Frank Lee at 11:45 a.m.

Tom McCollister, longtime Catspaw resident who passed away, was remembered with a moment of reflection. Frank read the St. Francis of Assisi prayer.

Approval of Minutes

2013 Minutes. Minutes of the 2013 meeting have now been posted to the website.

Motion: Accept the 2013 minutes. Minutes approved.

Approved July 9, 2016

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2014 Minutes. Frank passed out a document prepared by Ross Henderson with three suggested additions and three suggested wording revisions to the 2014 draft minutes. The additions and revisions were accepted except for the suggested change entitled "2014 Budget for review and approval". Charles Davis, treasurer, disagreed with Ross's wording of what he had said. Randy Aderhold proposed that the wording about the treasurer's report be left as written in the draft minutes and Ross' wording be added as an appendix to the minutes. Ross agreed with this proposal.

Motion. Randy Aderhold made a motion that the chair accept the minutes with the additions and approved changes and Ross' wording about the 2014 budget included as an appendix. Motion was seconded by Bill Kee and passed by unanimous consent.

Frank clarified that for the past year officers were provisional officers who are volunteers. He encouraged anyone with questions or concerns to call him on his cell at 843-296-3581.

Committee Reports

Governance Committee. Ron Meuldijk, chair of the governance committee, was not able to attend the meeting. Frank read an email from Ron (will attach if available).

Communications Committee. Laurie Holmes, chair of communications committee, was not able to attend.

Road Report. Kice Stone, road officer, was not able to attend. Billy Dasher presented a report from Kice. The road budget is \$17,000 which requires maintenance twice each year. We have a stable road bed. DeSoto Trail Road Construction has been fair and reasonable. The budget that is passed in July is for the following year so it is difficult to project costs.

Treasurer's Report. Charles Davis, Treasurer, passed out a number of papers including a new budget. Back dues have been paid by all property owners. The 2016 annual budget was prepared by the board for January 1 to December 31, 2016.

Motion: Randy Aderhold made a motion to accept the treasurer's report as amended. Multiple people seconded the motion. It was approved unanimously.

Motion: Bill Kee made a motion to approve the 2016 budget. Billy Dasher seconded the motion. The budget was approved unanimously.

Documents distributed: budget, transaction detail (see attached)

Election of Officers

President. Randy Aderhold nominated Frank Lee for another term. Bill Kee seconded the nomination. Charles Davis made a motion that the nominations be closed. Frank Lee was elected President by acclamation.

Vice President. Susie Henderson nominated Art Trufelli, prior chair of the new bylaws committee, and shared his vita. Billy Dasher nominated Randy Aderhold who verbally discussed his qualifications as an attorney and prior board member. Written ballots were distributed, providing one vote per lot for owners and proxy holders. Randy Aderhold won with 39 votes.

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Secretary. Jack Lurie nominated Susie Henderson. Nominations were closed. Susie was elected by acclamation.

Treasurer. Jack Lurie was nominated for Treasurer. Nominations were closed. Jack was elected by acclamation.

Governance Chairperson. Art Trufelli was nominated by Jack Lurie. Ron Meuldjik was nominated by Frank Lee who said his current tenure would stand as his qualifications. Nominations were closed. Ballots were distributed. Ron Meuldjik won with 32 votes.

Communication Chairperson. Laurie Holmes was nominated. Nominations were closed. Laurie was elected by acclamation.

Road Officer. Billy Dasher was nominated. Nominations were closed. Billy was elected by acclamation.

Street and Name Signage

Roger and Cindy Mechling were thanked for ordering and installing the new street and name signs. Jack Lurie was thanked for renting the auger to make the holes. Billy Dasher and his grandson were also thanked for their help. Please let Frank Lee know if you want to purchase a name sign. The old green street signs and the old orange name signs are available for people to keep.

2016 Meeting Date

July 9th and 16th were identified as meeting date options. Associations can use the community rooms at the libraries at no cost. Room reservations can only be made 45 days in advance.

Motion: Randy Aderhold moved that we meet at 10 a.m. on the 16th with July 9, 2016 as an alternative date depending on availability of space at either the Franklin or Cashiers libraries. Motion was seconded and approved.

Open Discussion

Thelma Garner said that the bylaws state that "all roads must be maintained." They bought their lots on lower Walnut Gap Road in 2000 and believe that their roads should be passable. A previous quote for road repair was \$5,600. Some work has already been done. The Garners said that they cannot drive to the switchback. Thelma Garner said that they have paid dues and should be able to drive down to the gate. The road on the other side of the gate is drivable with a little bit of pruning. Billy Dasher agreed to meet with the Garners. Pat Garner said that they would give permission to have a turnaround before the switchback and offered to meet Billy Dasher to discuss.

Billy Dasher encouraged members to install driveway gates 25 to 30 feet back from the road to create a useful turnaround.

Billy Dasher commented that dead trees along the side of the road are the responsibility of the property owner. If the road committee accepts responsibility for dead trees, it will involve time and money. Randy Aderhold pointed out his concerns about potential association liability if a tree falls and hurts someone. Thelma Garner asked if the association officially notifies property

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owners of specific problems. Charles Davis said that there was a policy statement from the board that was shared with the property owners and should perhaps be shared again. Charles Davis said he repeatedly included a generic statement about dead hemlocks with the treasurer's invoices. Susie Henderson recommended that digital pictures be taken of specific problems and sent to property owners. She stated that Larry Moss, a Catspaw property owner, has a Hemlock treatment that he can apply that is cost effective. Frank Lee said that he has a very inexpensive treatment for Hemlocks which is available at Lowe's.

Ross Henderson asked if our liability policy covers falling trees because the new Bylaws state that the association is to maintain the roads and easements. Frank commented the Bylaws are vague and do not say anything about trees. Randy said he will look at the policy. It was agreed that pictures of dead trees sent to homeowners would be helpful.

Myrna Mahon requested information about obtaining a mailbox and informing the postman.

Myrna Mahon requested approval to work with Walnut Gap to develop a garden in front of the mailbox kiosk. Frank made the point that Walnut Gap does not own the property on which the mailboxes sit.

Motion: Billy Dasher made a motion that the board be empowered to address the issue of dead trees. The Motion was seconded by many. Mr. Karimi asked if the Hemlock wood could be harvested and sold by someone for firewood. Peter Roth said that he tried to split Hemlock which was very difficult to split, but could be burned in his fireplace.

Motion: Randy Aderhold moved that the meeting be adjourned and the second was made by many and approved by all.

Meeting adjourned at 1:38 p.m. Everyone was invited to a picnic at Billy and Eloise Dasher's home on Catspaw Road immediately following the meeting.

Prepared by

Susan Henderson
Elected Secretary, 2015-17

Approved July 9, 2016