

**Catspaw Executive Board Meeting**  
**Minutes**  
**October 14, 2018**

**Attending:** Billy Dasher, Susie Henderson, Laurie Holmes, Jack Lurie, Sherman Phillips, Art Trufelli,  
**Not attending:** Randy Aderhold

The meeting was called to order by Sherman Phillips at 1:30 p.m.

**Insurance.** Every board member voted in the affirmative, prior to this meeting, to change to a new insurance carrier, Wayah Insurance Company. Susie Henderson suggested that we wait to change our insurance provider until the election of officers at the upcoming annual meeting on Saturday, October 20, 2018 in order to provide a current list of officers to the insurance company. Susie was asked to inform Hunter Strickland that we were changing our insurance policy on Monday, October 22, 2018. Jack Lurie will send Hunter a list of the elected officers to Hunter. All board members approved of this timeline in a voice vote.

**ACTION ITEMS:**

1. Notify Hunter Strickland, Wayah Insurance, changing insurance policies as of 10.22.2018
2. Send list of newly elected officers to Hunter Strickland on 10.2.2018.

**Dead trees in right of way/easement.** Rich Castle and Susie Henderson identified three properties along Walnut Gap Road who has significant numbers of dead Hemlock trees in the easement. Susie drafted a letter to send to specific individuals who have trees that need to be cut down as generic letters sent by Charles Davis resulted in no action. When asked, Art Trufelli agreed that the association has the right to address trees within the right of way, but not on the property owners' property. Art Trufelli suggested providing a list of tree removal companies to property owners such as: Greg Holland, Jesse Franks, Carrion Tree Service, and Dirt Plus. Only Carrion Tree Service is a known licensed and insured tree service. Susie suggested that a tree service be asked to perform a tree survey with a community volunteer and add the removal of trees should be on the annual meeting agenda. The following steps were agreed upon as a course of action:

**ACTION ITEMS:**

1. Ask for a volunteer at the annual meeting to head up this initiative
2. Contact our new insurance company to ask if they have recommended actions regarding safeguarding our right of way.
3. Request a tree service to do a tree survey to identify potential hazards
4. Send letter to homeowners after tree survey, if needed.

**Roadway easement.** Art Trufelli and Billy Dasher think that there is some discrepancy for the size of the easement based on individual deeds. Susie said that our governance documents controlled and set the easement at 45 feet. The committee which met to review covenants and restrictions decided to leave them "as is". Billy Dasher asked why we are concerned with the size of the easement. Sherman Phillips said that the discussion is related to road maintenance and liability created by road work that extends onto personal property without authorization, such as Michael Sullivan's property.

**Road Committee.** The road committee is responsible for maintaining the roads and the right of the way. The road work cannot extend into individual's property and we are responsible to the homeowner

for any damage that might be done to his/her property. Technical trespass has already occurred on Sullivan's property. Art said that he will call a meeting of the governance committee. Susie suggested that with a metal detector, Ross could identify the corners of a lot. Jack said that we could then consult the plat to confirm where the right of way is. Billy Dasher said that water will continue on to private property from ditches and culverts.

Sherman said that we should inform property owners if there is a need to encroach on their property. In the past, we have been a bit of aggressive. Billy Dasher said that Greg Holland extended the runoff farther and deeper than he should have creating a runoff on Michael Sullivan's property, but it is already done. Sherman said that when diverting water, you are responsible for the impact downhill. Michael Sullivan said that the diversion of water was creating significant erosion across his property and downhill. Sherman Phillips said that the trench is three times longer than the original runoff ditch and much deeper. Sherman wants to know what we are going to do to about it. Because we did not inform Michael Sullivan, roadwork created an issue. As a courtesy and to be professional, we must inform owners if we need to be aggressive in handling water runoff or a culvert when it extends beyond the easement. An emergency situation is different.

**Action Items:**

1. Notify property owners if any work needs to be done on their property due to erosion or watershed issues
2. Sherman will view the Sullivan lot and look at the downhill sign and get back to Michael Sullivan

**Annual Dues.** Sherman asked what the 2019 dues are to be used for. Billy said that the money is for catastrophic losses and surveys to identify property lines. Jack Lurie, Treasurer, said that we have over \$50,000 in reserve which is too much for a non-profit. Jack said that in the proposed 2019 budget he prepared, dues are decreased to \$250 for lots and \$300 for homes; there were no objections to the proposed budget when sent out by email. Susie Henderson said there needs to be a plan as to how the money will be used to keep the dues the same as 2018 which were \$275/lot and \$330/home. Sherman called for a vote supporting the budget proposed by the Treasurer to reduce dues for one year. There were four board members voting to recommend reducing dues for 2018 and two against. Sherman said that if needed, we are going to ask the property owners to self-identify their property lines and then use metal detectors and plats to locate lot corners. Sherman said that the Board suggests that we reduce dues for one year.

**Action Items:**

1. Vote on proposed budget and dues at Annual Meeting.

**Treasurer's Report.** Jack Lurie said third quarter financial statements are posted on the POA website.

**Annual meeting.** Susie Henderson discussed meeting responsibilities and asked for assistance with:

- Ballots - create cards with the number of votes and proxy votes on them. Jack Lurie
- Sign-in table assistance - Art Trufelli and Susie Henderson
- Help Myrna and Kathi with coffee and luncheon. Nicole Trufelli
- What, if any, handouts do we need at the meeting? Jack and Susie. Sherman Phillips said that we can have agenda on the website and perhaps 10 copies of financials printed. Print a few double sided copies of financials
- Pick up Community Room key - Susie Henderson
- Setup room auditorium style. Tables for luncheon in the same room.

- Present Little Free Library plaque from Cashiers' Public Library.

### **New Business**

**Firing Range.** Susie Henderson provided a brief summary and asked what information, if any, should be made available to property owners.

#### **ACTION ITEMS**

1. Discuss gun range issues at annual meeting and assess whether the association or individuals should give money to the legal fund.

**Signage.** Susie Henderson said that she, Laurie Holmes, and Myrna Mahon were making final changes to the sign proofs. Sign wording was approved by the board. It was determined that the sign would be one-sided.

#### **ACTION ITEMS:**

1. The sign design and concept will be voted on at the annual meeting by members represented.

Motion to adjourn the meeting by Billy Dasher, seconded by Art Trufelli and approved. Meeting adjourned 3:07 p.m.

Respectfully submitted,

Susie Henderson, Secretary