

**2019 Catspaw Property Owners' Association
Meeting Minutes
October 19, 2019, 10:00 am**

Community Meeting Room at the [Albert Carlton-Cashiers Community Library](#)
249 Frank Allen Rd., Cashiers, NC 28717
Access meeting documents at: www.catspawpoa.com

A quorum of 47 of 64 lots or 70% were represented at the meeting either in person or by proxy.

The meeting began at 10:02 am. Sherman Phillips, President, welcomed all to the meeting and invited everyone present to introduce themselves. He informed attendees that the agenda will be displayed on the large screen through a PowerPoint. The meeting is being recorded.

President Phillips provided an overview of the agenda. Myrna Mahon asked for landscaping to be added to the agenda under New Business. Members were encouraged to participate in the discussion or raise issues during the meeting.

Agenda:

MOTION: Laurie Holmes made a motion to approve the agenda with the addition of the seasonal decorations item under New Business. Jack Lurie seconded the motion. The agenda was approved by voice vote.

2018 Annual Meeting Minutes:

Meeting minutes have been available on the website for almost a year.

MOTION: A motion was made by Billy Dasher to approve the 2018 Annual Meeting Minutes. It was seconded by Ross Henderson. Members approved the minutes.

Treasurer's Report - Jack Lurie, Treasurer

Financial reports are available on paper at this meeting and on the website. Jack stated that as of September 30, 2019, the association has \$51,983.50 in the bank with one assessment that was not collected this year from James Farrish, III. Several letters, including a certified letter, were sent to Mr. Farrish who chose not to pick up the letter. Terry Bryson will contact James Farrish III. Next steps could include a lien on his property for which the board has given approval. According to Terry Bryson, James Farrish is alive and well with no issues to prevent him from paying his assessment.

Old Business:

Gun Range: The board decided that a formal letter did not need to be sent at this time. Any response should be on an individual basis. Kathy Livingston, who was most affected by the shooting, has moved. Bill Kee said that he reports to the attorney in charge from Taylor Creek when gun shots are heard.

Trees in the Right of Way: A professional arborist from Carrion Tree Service reviewed the Cats Paw community's right of ways for dangerous trees This was done at no cost to the association. Rich Castle accompanied the arborist who identified and marked twelve trees to be removed as they presented a future danger. The twelve trees were felled for \$600 by Jesse Franks, but not removed. Four quotes of between \$600 (Jesse Franks) and \$4000 (Carrion Tree Service) were received with differing amounts of services included. Ross Henderson pointed out that because the arborist reviewed the community at no cost and did not get the tree removal work, he would most likely not provide a tree review for free again.

Bill Kee said that an 18" oak tree was removed from their right of way on Upper Cats Paw Rd. without notice. Frank Lee said that they would have hired someone to remove the tree themselves and made firewood out of the tree which was simply felled and left in the right of way. Currently, Bill Kee and Frank Lee believe there is a liability with the remaining stump which has a sharp point on it; they will have the stump cut off to remove the liability.

Carol Field and others offered that we should go with the vendor that is best for the community, not the cheapest. Cutting the 12 trees demonstrated that the association was being responsible to each other.

Frank Lee expressed concern that in addition to the unsightliness of felled trees on the ground, felled trees presented a fire hazard such as the Gatlinburg fire a few years ago. Jack Lurie pointed out that Duke Energy simply fells trees and leaves them where they fall under the power lines.

A lengthy discussion ensued as to whether additional notification or action regarding trees should be taken by the association. It was decided that the association should:

1. Save the 2018 letter prepared by Carol and Paul Field to notify property owners of dead trees in the right of way and specify next steps for possible future use
2. Save the arborist's written comments
3. Accept the professional assessment of the arborist and take no further action
4. Notify property owners if trees are to be removed

MOTION: A motion was made by Carol Field and seconded by Frank Lee to determine if members are satisfied that no further action is required regarding trees in the right of way. Members voted in the affirmative that no further action was required regarding trees at this time.

Entrance Sign:

A number of members of the community were thanked for their work to design, order, develop, build and install the attractive new entrance sign and post along with the seasonal decorations: Susie and Ross Henderson, Jack and Kathi Lurie, Myrna Mahon, Laurie Holmes, and Art Husband.

Road Maintenance Plan Ideas

- Short Term:
 - Culverts
 - Identify, map location and evaluate the condition of each culvert
 - numbering system based on USPS (1,000th of a mile) would work
 - culvert completely rusted out on bottom on Chip's Lane (see video embedded in meeting PowerPoint)
 - another culvert on Chip's Lane is rusted out and washing out under the road
 - Replace multiple culverts on one day for cost savings based on above evaluation
 - Notify property owners if culvert is to be replaced and their road blocked
 - Volunteers to mark and evaluate culverts. Frank Lee offered to do work from Billy Dasher's driveway at "Giddyap Curve" to the end of Cats Paw Rd.
 - Locate culverts when grading. Ross Henderson said that Desoto Trail would have a man walk in front of grader and stand at a culvert to avoid damaging the culverts. Head wall also helps to mark and locate culverts.
 - Grading map – prepare a grading map to mark critical underground services and areas requiring special attention. For instance, the Phillips' phone and Internet services have been dug up three times this summer.
 - Sumps – work on sump by Bill Kee and Frank Lee.
- Mid Term
 - Turn arounds
 - Frank Lee and Bill Kee said that they have donated land on both sides for turn arounds on upper Cats Paw Rd. near the turn on the right side and on the left side.
 - Also a turn around on a large rock on the upper side.
 - Billy noted that there is no turn around at the end of Cats Paw Rd.
 - Michael Sullivan asked the Bryson's if they would be open to review a plan for a turnaround at the end of Cats Paw Rd.
 - Turn arounds are for individuals not familiar with the roads
 - Drainage Issues
 - Rusty Ridge at Cats Paw Rd. continues to washout due to slope. This is an example of an item that should be discussed with the contractor.

- Long Term

- Emergency exit/s

- Sherman Phillips asked those present, In case of fire, how will you exit? What are alternate routes in case of fire?
 - One option is exiting on lower Walnut Gap Rd. that would suffice as an emergency exit. There is a gate with a lock on it. The road on the other side of the gate is privately owned in the Taylor Creek Subdivision Susie Henderson has the name of the individual in Taylor Creek that Shaun Smith, a Catspaw property owner and homeowner in Taylor Creek, recommended the association talk to about improving the road so it could be used as an emergency exit.
 - Another option, which Billy Dasher would not recommend, is connecting to the road which came up to Clayson Road several years ago which he said would create a shortcut to Franklin.

The road committee now has five members who have worked hard under the leadership of Billy Dasher. Billy Dasher noted that Rich Castle and Ross Henderson have helped a lot. Ross pointed out that Jack Lurie has donated significant use of his tractor and time.

Individual Road Discussion: member information presented about the conditions of each road

- **Walnut Gap Rd.** from mailboxes to green gate
 - Susie Henderson said that the placement of the rocks was washing water against the roadbed so it was becoming narrower by Sid Long/Bill Sullivan's home.
 - Bill Kee thought the road was becoming narrower in places between the mailboxes and four way stop
 - Culvert extended between mailboxes and four way stop by volunteer help
 - Need to keep watch on silt traps near Sullivan's driveway. Cited by Steve Beasley for erosion; he is helpful in designing solutions for sediment traps. Ross recommends that Steve Beasley will provide guidance to solving the problem. Carol Field recommended suggested that there could be a private contractor who can advise, too.
- **Walnut Gap Rd from green gate to Clayson Rd.**
- **Lower Walnut Gap from Clayson Rd to end**
 - Billy says that it maintains itself. No culverts
- **Woodchuck Trail**
 - According to Billy Dasher, the road is covered up with organic matter.
 - Able to drive up and turn around
 - Needs significant work
 - Has a lot of rock on it
 - Susie Henderson said that in conversation this summer with Larry Moss that he is contemplating a lawsuit because his road has not been maintained. Rich Castle said that the road is driveable, but doesn't have shiny new rock.
- **Clayson Rd.**
 - Billy said there are continual problems due to the steep hill and bad drivers.
- **Rox Lane**
 - Rich Castle said that either rocks need to be blasted out or significant dollars to improve it. He sees it as only an emergency exit. Billy Dasher said that everyone pays their dues and has a right to a drivable road. He suggested that raising the dues would solve all these problems.
- **Upper Cats Paw Rd.** No concerns expressed
- **Chip's Lane**
 - Broken parts remain on Shaun Smith's property from Susan Stone's accident. Who is responsible to clean it up? Billy Dasher said it is the Stone's responsibility to get the wrecker company to clean up the site. The association recognizes that it is an issue, but not the responsibility of the association to remove the debris.
- **Buckhead**

- Susie Henderson said that two years ago, she made a motion to fix Buckhead Road. A quote of \$2,000 was received from Greg Holland which was deemed too expensive. Three loads of gravel were required to fix the road. Two loads of gravel were delivered for \$500 and spread with the use of Mack Henry's equipment and help and Ross Henderson helping. The final load of gravel for \$250 was never ordered which would have completed the project and kept the first two loads of gravel from washing out in 2019. Carol Field and Susie Henderson said that they will not drive on Buckhead while Rich Castle said that he does drive on it.
- **MOTION:** Carol Field made a motion to fix Buckhead. Susie Henderson seconded it. Sherman Phillips countered that we need to prioritize fixing all the roads before voting on this motion.

Susie Henderson asked that the Fields, Billy Dasher and herself walk Buckhead to assess the condition and how to fix it. Ross Henderson said that the oversize base is being lost; in some places, we are down to bedrock. There was support for walking the road and developing a course of action.

- **Rusty Ridge** – Laurie Holmes said that during the spring rains, there was a creek running down the road.

Website. Carol Field asked to be able to access documents related to road maintenance via a link from the website. Ross Henderson said that options are available such as a link to a Dropbox file online. Google Docs was discussed but rejected by members of the Road Committee.

2020 Budget. Jack Lurie, Treasurer

- \$15,495 dollars budgeted for road maintenance in 2019 which is our primary expense. In Jack's opinion, \$50,000 is a nice cushion to have in reserve, but anything beyond that is excessive. He asked whether the budgeted amount will be spent in 2020.
- Carol Field said that there have been multiple expenses noted which indicate that we may need to increase our budget to not just maintain, but improve the roads. Improving the roads increases property values. Rich Castle said that increasing the budget to \$20K would significantly improve what road work can be done. Billy Dasher said that the 2019 budget will be spent and said that we don't have the dollars to do all the needed work. Carol Field asked what is the reserve that is needed? She recommended that we look at increasing the assessments so that everyone feels safe driving to their lots. Susie Henderson pointed out that except for 2019, the Road Committee has spent only one half to five eighths of the road maintenance dollars allotted and the remainder has gone into the reserve account. Billy Dasher commented that as road chair, he tries to conserve money until December 31 and not go into the reserve.

MOTION: Bill Kee offered a motion that the dues be increased to \$400 for a lot with a home and \$333 for a lot. Motion seconded by Rich Castle. The ayes have it.

2020 Annual Meeting Date

A number of members and potential volunteers have told Sherman Phillips that an October meeting date does not work for them to attend.

MOTION: Bill Kee made a motion to move the meeting to July 18, 2020. Motion approved.

Elections:

President: Rich Castle nominated Billy Dasher to be President

Road Chair: Billy Dasher nominated Rich Castle to be road chair

Secretary: Bill Kee nominated Susie Henderson to be secretary

MOTION: Bill Kee made a motion to elect the president, road chair, secretary. Ayes have it.

Vice President – Our governance chair, Art Trufelli, said that we could suspend the rules to nominate and elect the vice president at this meeting due to a vacancy created when Rich Castle was elected Road Chairperson. Jack Lurie nominated Glenn Farrow. An unidentified individual nominated Frank Lee for President. Jack Lurie said he did not think Glenn Farrow would be disappointed if he was not elected. Frank Lee was elected Vice President. Frank Lee was elected Vice President to complete the remaining term of Rich Castle's position which expires in 2020.

New Business:

- **Proxies.** Frank Lee said that it would be possible for one person to get all proxies and control the votes. He added that it is a lot of work to get a proxy.
- **Safety Concerns.** Bill Kee said that the police have been called to the mountain for both domestic violence and drug sales. Bill Sullivan has indicated his concern to Bill Kee regarding traffic on Walnut Gap Road at times such as 3 to 4 a.m. Bill Kee would like the executive committee to ask the sheriff's department to increase their patrol of the neighborhood in order to mitigate potential impact to the community. Steve Collins is the contact at the Jackson County Sheriff's Department and is willing to discuss.
 - Security camera discussion ensued.
 - Rich Castle took video of the Catspaw Rd corner for two weeks to see whose driving was tearing up the road.
 - Cameras would provide objective data
 - Bill Kee said that there was documented drug sales in April, 2019
 - The new board can request a more visible presence in the community and if needed identify tag numbers.
- **2020 Budget**
 - **MOTION:** Jack Lurie made a motion to include in the budget:
 - \$200 Seasonal decorations and landscaping
 - \$500 for surveillance and associated signs
 - Signage for surveillance. Michael Sullivan said that more signs have been critical to prevent theft on his hobby farm in Tennessee. He has not added cameras, only signs, and theft has decreased.
 - Remainder to road maintenance

Motion seconded by Bill Kee and passed unanimously.

Meeting adjourned at 12:43 p.m.

Executive Board Meeting

The executive board did not meet as the member meeting went significantly over the planned ending time.

Special thanks to Kathi Lurie for coordinating today's coffee hour and lunch.

Respectfully submitted,

Susie Henderson, Secretary

Minutes approved at 2020 annual meeting

Members and Lots In attendance:

Quorum Information (40% of 64 total lots = 26 lots to reach quorum)

Attending in person 28 lots

Represented by proxy 19 lots

TOTAL Lots Represented 47 (70% of all lots)

Lots Represented in Person:

| | | | |
|----------|--------------------------------|---|--|
| 2,3 | Paul and Carol Field | 12, 13, 28, 33, 35, 36, 37, 38, 39, | Bill Kee and Frank Lee |
| 9,16, | Mark and Laurel Holmes | 40 | Billy & Eloise Dasher |
| 10 | Terry and Janice Bryson | 41,48, 51 | Jack & Kathi Lurie |
| 21 | Sherman and Sarena Phillips | 42 | Chet & Myrna Mahon |
| 23A | Cats Mountain Retreat LLC | 45 | Peter Roth |
| 25,26,27 | Ross & Susie Henderson | 57 | John and Holly Lloyd |
| 32 | Stephen Sullivan | 58 | Rich Castle |
| | Lots Represented = 28 | | # Property Owners Represented =14/43 or 32% |

Lots Represented by Proxy:

| | | | |
|---------|------------------------------|----------|----------------------------|
| 1 | Bill Sullivan and Sid Long | 30,31 | Arthur and Nicole Trufelli |
| 4 | Kice and Susan Stone | 34B | James Allgood |
| 5 | Shaun Smith | 43,62,64 | Robert Garner |
| 10, 14B | Charles & Dianna Davis | 44 | Art Husband |
| 14A, 15 | Anne & Randy Aderhold | 46 | Larry Moss |
| 18 | Mindy Hastie | 56 | Glenn and Gracie Farrow |
| 29 | Tom Stone | 63 | James Farrish III |
| | Lots Represented = 19 | | |