

CATSPAW PROPERTY OWNERS ASSOCIATION, INC.

ANNUAL MEETING OCTOBER 14, 2023

LOCATION: CASHIERS/GLENNVILLE RECREATION CENTER, 355 FRANK ALLEN RD. CASHIERS, N.C. 28717

President Frank Lee called the meeting to order and noted that there were enough members present, via proxy, or electronically through Zoom to establish a quorum. Sixteen members participated in person representing 15 votes, seven members provided proxies representing 9 votes and one member participated via Zoom representing 1 vote. A total of 25 votes were represented making a quorum. The meeting began with a welcome and the introduction of CPOA members. A motion was made by Frank Lee to adopt the 2022 draft annual minutes and seconded by Laurie Holmes. The minutes were approved.

### **Treasurer's Report-**

Chris Harris reviewed the 2022 final financial report and made a motion for the report to be accepted. This was seconded and carried. Jack Lurie was also instrumental in balancing the accounts and providing the information within the Treasurer's Report. In explaining the 2023 financials Chris Harris presented changes in how Catspaw's money is being managed for the community. We have moved our accounts to the First Bank of Franklin and are using electronic services that the bank offers so that deposits, account information, and transactions can occur more quickly. All expenditures are in line with where the community's money is typically for this time of the year. Questions were voiced about POA fees, the interests we are receiving from the bank CD, and additional road expenses we are anticipating. A motion was made to accept the Treasurer's Report and seconded. The budget was approved by the members.

Next year's budget has an increase of 10% due to the need and cost of purchasing additional gravel for the roads. Currently home owner's fees are \$456.00 and lot fees are \$380.00 a year. When home owners combine separate lots the fees that they pay are reduced. If an owner has a home and another lot they would be paying \$936.00 a year. Combining their property into one lot would mean that the owner would pay only the home fee of \$456.00 annually. Several owners have combined lots in the past. Michael Sullivan raised concern regarding how combining lots can decrease monies available in the budget for the community. Discussion followed. Randy Aderhold moved that the issue of combining lots be sent to the Governance Committee to review this topic and make recommendation to the POA. Chris Harris seconded the motion.

Bill Kee raised the question regarding impact fees that would be paid for by the owner of the property for new construction and renovations. New construction can damage roads. The only new construction currently occurring is on Rusty Ridge. Chris Harris will speak to the owners regarding their building project and discuss impact fees. Impact fees will also be studied and recommendations will be made by the Road Committee.

### **Committee Reports-**

Road Report- Road Chairman, Mark Holmes, reviewed the work done by the committee this past year. He provided a written report that listed the members on the committee, information on the grading of the roads, leaf blowing and overall maintenance of roads in the community. The road committee will continue to monitor culverts and the overall condition of the roads. During his report, Mark expressed his concern regarding roads that were in good condition when road work was completed only to be torn up quickly by individuals driving through the community without 4 wheel or AWD drive. We have enough money left in the budget to allow us to continue to address road issues for the remainder of the year. Those owners or their guests who damage the road have the responsibility to return the roads back to their original state after the damage has occurred.

It was reported that Clayson Drive has two home owners who rent their property and use it as a business. While recently the roads were graded and in good shape, the individuals who rented the property damaged the roads.

Communication- Cheryl Harris has been instrumental on the design and updating of the POA's website. She has transformed the website into a key communication tool for the community. We are able to use the website to communicate information about the community and post governing documents. She also shared that Catspaw now has an active Facebook page where members share photos taken in and around Catspaw. . We encourage more members to take advantage of the website and use it.

Governance-

Ross Henderson was not able to attend, at his request Myrna Mahon reported on the Governance Committee in his absence. The Governance Committees' activity has been to update the Catspaw Covenant, filing it with the Jackson County Property Records, and designating a new registered agent, Myrna Mahon, for the community and the major task of updating the community's bylaws.

In the absence of Ross Henderson, he asked Chris Harris to review the proposed revisions to the bylaws. Chris discussed the layout of the ballot comparing current language to proposed changes. Members will use the written ballot to document their voting and return it to the Governance Committee for tallying. Each member will receive a written ballot and may vote on each change individually. Discussion of proposed changes included using written ballots for changes to the bylaws rather than voting at a meeting where some members may hold a large number of proxies. Members should be aware that they can still use proxies if they cannot attend a meeting to designate an individual who will vote for them in their absence.

Thanks so much to Chris and Cheryl Harris for their leadership and assistance with this large task and thanks also to the committee for their work on the document.

**Election of Officers-**

The following slate of officers were approved by the POA membership-

President- Cheryl Lynn Harris

Secretary- Myrna Jesson Mahon

Road Committee Chair- Mark Robert Holmes

**Continuing in their positions are:**

Vice President- Robin D. Meuldjik

Treasurer- Donny Chris Harris

Governance Chairman- Ross P. Henderson

Communication Chair- Laurel J. Holmes

**New Business-**

After discussion it was determined that next year's annual meeting will be **October 12<sup>th</sup>, 2024** with the location to be announced in the spring or summer. The meeting was then adjourned.

**Action Items-**

1. Governance committee to review issue of owners combining lots allowing a decrease in assessment dues. Can POA require an additional fee of owners when doing this which might offset the increases in annual dues to other owners?

2. Road committee will study issue of damage to roads from construction and visitors to determine a process for charging homeowners for repairs.

Record of Attendance

Last Name	First Name	Lot Numbers (H)-House	Annual Meeting Attendance 10.14.23 Signature by Owner/s or By Proxy (Votes)
Aderhold	Randy and Anne	14A, 15 (H)	Present (2)
Allgood	James	34B	
Boland	Paul and Diana	58 (H)	Proxy (1)
Cats Mtn Retreat	Mechling, Roger Mechling, Cindy	23A (H)	
Cyr	Myong	17	
Dasher	Billy and Eloise	40(H)	Present (1)
Dillard	Mark and Emalee	54(H)	
Driggers	Charles and Erica	5	
Farrish	James	63	
Farrow	Glenn and Gracie	56(H)	Proxy (1)
Field	Paul and Carol	2,3	
Garner	Gregory and Robert	43,62,64	
Harris	Chris and Cheryl	41 (H) 55	Present (2)
Hastie	Mindy	18	
Haugen	George and Jeanne	21(H)	
Henderson	Ross and Susie	25 (H)	Proxy (1)
Holmes	Mark and Laurie	16, 9(H)	Present (2)
Husband	Art	44 (H) 45	Proxy (1)
Karimi	Isabel and Sabsina	52,53	
Katsiyannis	Antonis	47	
Kee	Bill and Frank Lee	33,35,38 (H)	Present (3)
Larry L Moss, LLC		46	
Long	Sid and Sullivan	1	
Lloyd	Tom and Holly	57 (H)	Present (1)
Lurie	Jack and Kathi	51,48(H)	Proxy (2)
Mahon	Myrna	42(H)	Present (1)
McInerney	Joseph and Caroline	34A	

<b>Last Name</b>	<b>First Name</b>	<b>Lot Numbers (H)-House</b>	<b>Annual Meeting Attendance 10.14.23 Signature by Owner/s or By Proxy (Votes)</b>
Mercer	John	24	
Meuldijk	Ron and Robin	59(H)	Via Zoom (1)
Mitchell	Family	22	
Osburn	William and Connie	7	
Rosin	Bruno and Dianne	8	
Stone	Tom and Missy	29	Proxy (1)
Sullivan	Michael	32	Present (1)
Trufelli	Nicole	31 (H)	Proxy (2)
Weaver	Russell and Kristie	23B, C	
Wilkinson	Chad and Lisa	4 (H)	
Williams	Aline	60,61	
Williamson	Alden and Olsen, Bailey	19,20	
Ziegler	Mary Ann and Mitchell Clabeaux	14B, 10 (H)	Present (2)
<b>Totals</b>			<b>In Person- 16 members (15 votes) Represented by Proxy- 7 (9 votes) Zoom -1 (1 vote) Total Attendees- 24 Total Votes-25</b>