

## 2016 Catspaw Property Owners Association Annual Meeting

### Minutes

Albert Carlton Public Library Community Room

Cashiers, NC

July 9, 2016

**Welcome and introduction.** The meeting was called to order by President Frank Lee at 10:05 a.m. He encouraged all members to use the new website.

**Approval of agenda.** Ross Henderson asked that Security be added to the agenda. Randy Aderhold requested that the agenda remain open.

### Review and Approval of 2015 Meeting minutes

Frank Lee said that the 2015 meeting minutes were lost by Debbie Mackie, the Secretary for that meeting. Frank said that he helped Debbie prepare the draft 2015 minutes from recollection. As requested by the board, Susie Henderson prepared *Corrections to the Draft Minutes* from her notes.

**Motion:** Ross Henderson made a motion that Susie Henderson's corrections be added to the original draft minutes as originally written by Debbie Mackie. Jack Lurie seconded the motion. The motion passed.

### Treasurer's Report

Jack Lurie, Treasurer, handed out the Treasurer's Report which included:

- 2017 proposed budget
  - Based on current dues assessment.
- For the year ended December 31, 2015
  - Statement of Operations
    - Catspaw was under budget in everything. We reduced conference call costs, postage and underspent road maintenance due to weather. Much of that money will be spent this year.
  - Statement of Financial Position
- Financial notes to the Financial Statements
- For the year ended June 30, 2016
  - Statement of Operations
    - Over \$13,971 out of a budget of \$16,500 has been spent through June 30, 2016. However, this includes the maintenance work delayed from 2015.
  - Statement of Financial Position (Balance Sheet)
    - As of June 30, 2016, only 1 outstanding dues payment was owed for \$275. As of today, all dues have been paid for 2016.

Members were thanked for paying their dues. If you have any questions regarding any of these reports or financial notes, please contact Jack Lurie. (Note: contact information is listed on the catspawpoa.com website directory)

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### Road Report

Billy Dasher explained that it has been an eventful year for roads. There was severe damage to Rusty Ridge, Chip's Lane, and Buckhead roads due to heavy rain and snow late last fall. Patch-up work was required. In January and February there was once again heavy rain and 18 inches of snow. Money left over from 2015 helped pay for road repairs. In April, we discovered that Rox Lane experienced significant damage and required repair. The board approved spending \$7,400 left over from 2015 to improve Lower Walnut Gap Road. The project required the removal of large rocks and 100 tons of gravel. A turn around was added at the end. In order to fix storm damage on Rusty Ridge, Chip's Lane and Buckhead Roads, two culverts were repaired and three new culverts added at a cost of almost \$500/each. Next week mowing along the side of the roads will begin.

The board has addressed the dead hemlock issue. No money has been spent yet. Board member, Randy Aderhold, an attorney, states that we are in legal jeopardy if trees fall on our roads. There will be some money left over in the budget to cut them. Signed permission from property owners will be required to remove trees. Frank Lee asked how we will get written owner permission. Billy said perhaps an email will be sufficient, but something that is easy.

Billy Dasher said that a group of people see a need for instructional signs for all drivers. Some people do not know how to drive on mountain rides. Signs being considered are:

- Maintain your momentum
- Swing wide and maintain your momentum
- You have the right of way. Swing wide. (Coming up the hill on Walnut Gap Rd to Cats Paw Rd)
- Oncoming traffic has the right of way and may be in your lane (For traffic departing on Walnut Gap Rd at the intersection of Cats Paw Road)

Sherman Phillips offered to trim trees and brush by his well to eliminate a blind spot coming up Cats Paw Road. In the past, a mirror has been suggested at Sherman Phillips' house.

There is \$10,379 left in the budget for 2016. Billy feels there is enough money for road maintenance, improved signage and removal of some dead hemlock trees.

**MOTION:** Bill Kee made a motion to approve the placement of instructional signs along the roads as to speed, how to take a turn, stop signs, yield, etc. Laurie Holmes seconded the motion. Ann Aderhold requested that the signs complement the current signs, but not necessarily match. The motion was approved unanimously.

Mark Holmes stated that there should be a procedure after the leaves are off the trees to have a final inspection of the ditches and culverts in the November time frame because they were not being properly maintained in order to prevent the washout that damaged the roads. Billy

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Dasher said that timing is difficult sometimes, but this year we will remove leaves sooner and may have to remove leaves more than once.

At the request of Susan Stone, Billy Dasher reminded everyone that if you put up “no spray” signs under the power lines, then you become responsible for removal of limbs that are on the power lines. Duke Power will not spray those areas. Sherman Phillips reminded everyone that Duke has an easement and last night lights were flickering with trees encroaching on power lines.

Sherman Phillips asked how to handle downed trees on the roads. Billy Dasher said that theoretically, the property owner is responsible. However, practically, volunteers remove trees with chain saws.

Bill Kee wanted the minutes to reflect that there was a round of applause for Billy Dasher for all his good work maintaining Catspaw’s roads. Randy Aderhold commended Jack Lurie who has done a marvelous job as a first time treasurer. Jack Lurie said that Susie Henderson has gone above and beyond the call of duty as secretary.

Frank Lee said that he wanted to correct the Mahon sign which is incorrect.

**ACTION ITEM:** Frank said that he will talk with Roger Mechling who installed the road and personal signs to correct Mahon’s sign.

Ron Meuldijk, Governance Chairperson, was not in attendance.

Frank Lee pointed out that the Lloyd home which is for sale on Clayson Drive has very tall grass which gives the appearance that the home is not cared for.

**ACTION ITEM:** Frank Lee will drive to the home to get the name of the realtor and contact him/her. The tall grass could be an issue for the Governance Committee.

### **Communications Report**

Laurie Holmes, Communications Chairperson, said it has been a big year for the communications committee. The website provider has changed which brings many more features. It is easy to sign on and easier to maintain. Laurie and Susie have added a lot of information to the new website. The website works on any kind of device and is mobile friendly. For example, if you click on someone’s phone number on your smartphone, it will dial that number. If you are a registered member, the board can email you or you can email the board if there is an emergency.

After the board approved the new website provider, the official URL: [www.catspawpoa.com](http://www.catspawpoa.com) was transferred on June 10<sup>th</sup> to the new service provider to replace the test site URL [www.catspawpoa.hoa-sites.com](http://www.catspawpoa.hoa-sites.com).

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Frank Lee said he likes technology, but he likes to talk to people so call him 24 x 7 on his cell phone and he will call you back.

A small lock symbol identifies which webpages are private. For example,

- The Member Directory is private for registered users only. Frank Lee asked members to add your lot # to your directory listing.
- The emergency alert page is private.

Public pages are viewable by anyone. For example,

- There is a public list of committees and their members and board members.
- Under the tab, "Where is Catspaw located?", there are directions from Franklin and Cashiers to Catspaw and an adjustable map of Catspaw. You can direct guests to this section.
- There is an area for photos. Please send your pictures to Laurie Holmes.
  - One of the pictures shown was of the mailbox structure which was recently stained and renovated. Kathi Lurie deserves a huge "atta girl" because in less than a week, she sanded, painted, sealed and reinstalled the Walnut Gap/Catspaw sign which was badly deteriorating.

Bill Kee asked if the agenda for today's meeting was available on the website. Yes, it can be found under 2016 Annual Meeting tab.

### **Elections**

The positions to be elected today (for a two year term) are: Vice President, Treasurer, Governance Chairperson and Communications Chairperson.

Frank Lee asked if you have to be paid up on your dues to run for office. The answer was no.

Vice President. Randy Aderhold was nominated by Billy Dasher, seconded by Art Trufelli and elected by acclamation.

Jack Lurie was also elected by acclamation as was Art Trufelli for Governance Chairperson and Laurie Homes for Communications Chairperson.

Frank Lee, said that if we keep it structured, no longer will I have to get in my car and make a trip from Charleston when all the junk happens. Keep it honest, transparent and spend your money wisely. You just can't do anything on your own. The organizational part is in good shape. Frank Lee said he has been known as mild mannered Frank Lee, but he can be mean.

### **Request for committee members**

Governance Committee – Art Trufelli is the Chairperson. Ross Henderson and Jack Lurie offered to continue on Governance. Frank Lee is a member as President of the association. Randy Aderhold volunteered to help where needed.

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Communications – Current members are Laurie Holmes, Chairperson, Susie Henderson as Secretary of the association and Myrna Mahon volunteered. You don't have to write code, but provide suggestions.

Frank Lee said he tries to have two to three board meetings each year.

**2017 Annual Meeting Date** – An online Doodle poll conducted by Susie Henderson indicated a clear choice of July 8, 2017 for the 2017 Annual Meeting. Billy Dasher noted that one couple has a family event on this weekend. Since a poll was completed, members accepted the date of July 8, 2017 and members will be polled for the 2018 date.

A location for the 2017 luncheon was discussed as the Dashers have hosted the luncheon for multiple years. Bill Kee suggested that we rent the park across the street in Cashiers. Susie Henderson said another option is to hold the luncheon here at the library where there is a kitchen facility. Other people said that they preferred having the luncheon in someone's home. No decision was made as to the location of the luncheon.

### Old Business

**Entrance Sign.** Once again, an entrance sign is being discussed to be located near the green gate at the beginning of Catspaw. Please complete your worksheet to provide input for the sign. Designs for the entrance sign will be posted on the website for members to vote on. Dennis Graves, professional sign maker and member, may provide input for the new sign.

**Covenants and Restrictions.** Frank Lee said there is a need to form a committee to review our covenants and restrictions to maintain property values. The governance chairperson was given responsibility for this issue. The covenants that control land use were prepared in 1983, and amended in 1993, and are very simple. Frank Lee said that the covenants and restrictions could control such items as rentals, building size, etc. It takes 75% of all voting members voting in the affirmative to change them. Art Trufelli said that it is a complicated issue. The lack of instructions may be an indication of the original intent for the community. Frank Lee said that he did not want to be governed by people who are dead. Art Trufelli asked that any suggestions be sent to him. It was pointed out that the mobile home industry changed their name to avoid such exclusions in covenants and restrictions. Frank Lee said that even the color of roofs is important when you consider the look of a community. Art Trufelli said that each time you change covenants and restrictions, you are setting yourself up for a lawsuit. Whatever is done, we must be very careful and have consensus of our members.

**Security.** Ross Henderson said that about 4 years ago there were some break-ins. Walnut Gap bought and installed some motion activated cameras and fake cameras. One set of batteries keeps working all winter. Since they put up signs that say "If you can read this, we have you on camera", there have been no break-ins. Ross suggested that we coordinate with our Walnut

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Gap neighbors to put some cameras on the roads and elsewhere. Ross explained that Walnut Gap maintains that the most important part of the effort are the signs. It's important that we do something before we have a problem. Mark Holmes suggested that we have a sign at the entrance "Video surveillance in use". Governance committee could deal with the privacy issues related to security. Randy said that anyone travelling our roads may not give permission to be photographed. Randy Aderhold said he wished he had a \$1 for everyone who has turned around in Art's driveway. There is a motion that we have a committee look into security. Governance will assume this responsibility.

#### **New Business**

Susie Henderson mentioned that DSL is now available in Catspaw from Frontier Communications. Jack and Kathi Lurie were the 1<sup>st</sup> individuals in the neighborhood to get service. Jack said that they receive 4.5 Mb/second (megabits per second). There is a limit of 144 DSL accounts available in our area.

#### **2017 Budget**

**MOTION:** Randy Aderhold moved that we adopt the budget prepared by Jack Lurie. The motion was seconded by Sherman Phillips and approved unanimously.

Bill Sullivan and Sidney Long have cleared a huge number of diseased hemlock trees and were recognized for their efforts to remove those trees.

#### **Adjournment**

**MOTION:** A motion was made to adjourn by Randy Aderhold. It was seconded by Art Trufelli and approved by all.

**ACTION ITEM:** Members asked that there be a microphone at next year's annual meeting in order to hear Frank Lee. Meeting adjourned at 11:30 a.m.

Frank Lee requested to delay the board meeting to meet at Billy Dasher's home where the picnic was being held.

Respectfully Submitted,

Susan Henderson, Secretary, 2015-17

Note: A recording of the meeting is available upon request to the Secretary.

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

Attending in person 26

Represented by proxy 21

**TOTAL Lots Represented 47** (71% of all lots)

**Members and Lots In attendance:**

1	Bill Sullivan and Sid Long	25,26,27	Ross & Susie Henderson
12, 13, 28, 33, 35, 36, 37, 38, 39	Bill Kee & Frank Lee	30,31	Arthur and Nicole Trufelli
14A, 15	Anne & Randy Aderhold	40	Billy & Eloise Dasher
9,16	Laurie and Mark Holmes	41,48,49, 51	Jack & Kathi Lurie
21	Sherman and Sarena Phillips	42	Chet & Myrna Mahon
	<b>Lots Represented = 26</b>		

**Lots Represented by proxy:**

4	Kice & Susan Stone	43,62,64	Robert & Thelma Garner
5	Shaun Smith	44	Art Husband
7	Buddy & Connie Osburn	45	Peter Roth & Debbie Mackie
10, 14B	Charles & Dianna Davis	46	Larry Moss
18	Mindy Hastie	50	Dennis Graves
23A	Roger & Cindy Mechling/Cats Mountain Retreat LLC	52, 53	Isabel, Sabsina and Christina Karmi
29	Tom Stone	56	Sue Aery
34A	Jodie & Cammie McInerney	63	James Farrish
34B	James Allgood		
	<b>Lots Represented = 21</b>		