

Catspaw Property Owners Association, Inc

Annual Meeting Minutes

October 12, 2024

Location: Cashiers/Glenville Recreation Center, 355 Frank Allen Rd., Cashiers, NC 28717

President, Cheryl Harris called the meeting to order. We have a quorum of 26 lots voting in person, via zoom or by proxy.

Welcome and Introductions- Cheryl Harris.

Introductions were made by those attending in person and via zoom.

Review and approval of 2023 meeting minutes- Myrna Mahon.

A recommendation was made to approve and a second. All agreed.

Road Committee Report- Mark Holmes

Road damage from Helene has been repaired. May need additional gravel when work is done later. The cost of these repairs is approximately \$9500. Walnut Gap will owe us 50% of the cost for the common roads to be paid by the end of the year. Frank Lee suggested owners make notes of road problems they see, make a list and give it to Mark Holmes. There are a couple of problems close to their property. More work is needed at turn around on Clayson Drive. Bill Key thanked Mark, Jack and Chris for all their work to help maintain our roads.

2024 Financial Report- Chris Harris

Final Treasurer's report for 2023 –2024 was reviewed and motion and second was made to approve. All agreed. Revised 2025 Proposed Budget was reviewed. In light of the damage to the roads we just experienced from Helene, the board felt it was prudent to keep the budget at last year's level instead of reducing the budget as originally planned. A motion was made and a second to adopt the revised 2025 budget. All agreed. Jack Lurie brought to our attention that a few years ago a goal was agreed upon to keep in reserve three times the annual cost of road work. We are close to that amount now but more needs to be held in reserve. A motion was made and a second to continue to add excess funds to this reserve each year. All agreed.

Communication Committee Report- Cheryl Harris

All communications needed prior to the annual meeting were done. Our website is a good source for all information regarding our community. Cheryl plans to secure information on our site in the cloud so it can always be accessed using Google Drive.

Governance Committee Report- Robin Meuldjik

Review and vote on Proposed Catspaw Rules. Robin asked everyone to review the proposed list of rules and asked for questions and comments. Bill Key recommends when we see road damage caused by construction to report this to Mark Holmes. If the road is not passable, we will repair at that time, otherwise we will wait until construction is complete and the committee will assess the damage and present a bill for the cost of the repairs to the owner. MaryAnn asked if the board knows when construction is beginning? Answer- yes. Recommended road committee take before and after photos to prove damages that may have occurred.

The subject of uncontrollable dogs was discussed. Cheryl will send a letter to the owner of an uncontrollable dog explaining rules and action we will take if their dog is not leashed and under control.

Since there were no other questions, Chris made a motion to accept the rules, Bill second. All agreed.

Nomination/Vote on Executive Board Positions for Vice President and Treasurer

Robin Meuldjik and Chris Harris have agreed to stay in their positions for another two years. Cheryl Harris moved these two be approved by acclamation. All agreed.

Set 2025 Meeting Date of October 11, 2025.

A motion was made and a second. All agreed.

Items from the Floor

- Turn around at the end of Clayson Drive needs to be completed so drivers can see the area to turn around.
- Jack Lurie says Rusty Ridge is not passable and Chips Lane is still a problem. Road committee is aware of these issues.

No further items were mentioned. Bill Key made a motion to adjourn the meeting and all agreed. The meeting adjourned at 11:10AM.

Members Present

Last Name	First Name	No. of Votes	Attendance Signature
Aderhold	Randy and Anne	2	Proxy
Allgood	James	1	Proxy
Baad	Scott	1	
Boland	Paul and Diana	1	Proxy
Cats Mtn Retreat		2	
Cyr	Myong	1	
Dasher	Billy	1	In person
Dillard	Mark and Emalee	1	
Driggers	Charles and Erica	2	
Farrish	James	1	
Farrow	Glenn and Gracie	1	Zoom
Garner	Gregory and Robert	3	
Harris	Chris and Cheryl	2	In person
Hastie	Mindy	1	
Haugen	George and Jeanne	1	Proxy
Henderson	Ross and Susie	1	
Holmes	Mark and Laurie	2	Zoom
Husband	Art	1	Proxy
Karimi	Isabel and Sabsina	2	
Katsiyannis	Antonis	1	Proxy
Kee	William and Frank Lee	3	In person
Lloyd	Tom and Holly	1	Proxy
Long	Sid and Sullivan	1	
Lurie	Jack and Kathi	2	In person
Mahon	Myrna	1	In person
McInerney	Joseph and Caroline	1	
Meuldijk	Ron and Robin	1	In person

Last Name	First Name	No. of Votes	Attendance Signature
Mitchell	Family	1	
Moss	Larry LLC	1	
Osburn	William and Connie	1	Proxy
Rosin	Bruno and Dianne	1	
Stone	Tom and Missy	1	
Sullivan	Michael	1	Proxy
Trufelli	Nicole	1	Proxy
Wilkinson	Chad and Lisa	1	
Williams	Aline	2	
Williamson	Alden and Bailey Olson	2	
Zeigler	Mary Ann	2	In person
		52	Total Present In Person: 12 Zoom: 3 Proxy: 11 Total: 26