

Catspaw Property Owners Association Meeting  
October 16, 2021

President Dasher called the meeting to order, and noted that there were enough member-owners present in person or by proxy to allow the annual meeting to proceed for business purposes.

The Catspaw Property Owners Association Meeting began with members introducing themselves.

Twenty members were present. This included eleven lot owners representing seventeen lots. Thirty-one proxies were presented by members.

Frank Lee made the motion that the 2020 minutes be approved with corrections. The members present approved the motion.

The President, Billy Dasher, reviewed the challenges for the meeting last year during the Covid pandemic.

### **Road Report**

Randy Aderhold, the 2020-21 Road Chairman, reviewed the Road Report with the members. Discussion followed regarding the work done and costs. See attached Road Report.

Ross Henderson brought up our road relationship with Walnut Gap. We share the road from Pine Creek Road to the first lot in Catspaw and both communities are expected to share the maintenance of the road. This includes an area around the mailboxes that must periodically have new gravel. President Dasher voiced the need for a written partnership with Walnut Gap to delineate which community would be responsible for the road maintenance and when.

Susan Henderson requested that members be informed of road work that would happen before the event. This would require members be emailed or mailed information. The association is not informed in advance when Duke Energy works in the area when they trim the vegetation around the power poles.

### **Treasurer's Report**

The Treasurer's report was reviewed (see attached Treasurer's Report). Reported and reviewed with no questions.

There appears to be no need for an internal review and audit within the organization. Monthly banking statements are sent to all Board members for transparency. All members can have

access to bank statements. Past concerns regarding the financial statements for the 2020 year were brought up by Ross Henderson. Discussion followed. At the end of the discussion it was acknowledged that the inconsistency arose because of a difference in accounting.

Discussion followed regarding impact fees assessed for new construction. This one time fee of \$500.00 is requested due to the wear and tear on the roads because of construction trucks traveling within Catspaw. This fee has not consistently been assessed. It was suggested that some of the older properties that haven't paid an impact fee be grandfathered in. Discussion followed regarding where the construction was occurring and the actual impact on the roads.

Members of the POA felt that a set of rules for common issues (impact fees, best practices involved with shooting guns within the community, speed limits, etc.) be developed. Susan Henderson voiced the need to survey the community regarding what issues they might have. The Governance Committee would review these concerns.

### **Budget**

Non-road expenses were reviewed. Discussion followed regarding the need for a "rainy day" fund to be maintained in anticipation of a potential weather event that could wash out Catspaw roads. Washed out roads would cost the community thousands of dollars. President Dasher proposed a dollar amount that the community might need to maintain in anticipation of a possible severe weather event. Revenues are down due to members combining lots which lessens the amount of POA fees paid to the association. This reduces the total revenue collected from assessments. Costs to maintain roads are increasing. Discussion followed regarding options for the budget for next year, the history and amount of POA fees assessed, and the impact of fees on individuals who own lots but who aren't home owners. Several budget proposals were shown to the members present.

Jack Lurie proposed a budget for next year which included a detailed list of road expenses for 2020. As the possible Road Chairman (pending election) the membership voted to accept his proposed budget. Susan Henderson moved that the community accept the alternative budget as presented by Jack Lurie. The motion for the budget was passed with one member opposed.

### **Governance**

Glenn Farrow reviewed the current work by the Governance Committee. He stated that the By-laws were being revisited. They will select a time for a meeting to continue the discussion on the Bylaws.

### **Dates for the next annual meeting**

The dates for the next annual meeting will be determined by surveying the general membership. Dates include Saturdays in July and Saturdays in October. The Board will be

determining whether or not Zoom meetings can assist in having better involvement by all members of the community.

### **Election of Officers**

No nominations were made from the floor- the Board proposed slate was approved.  
The Board for 2021-22 is listed below:

President- Frank Lee (current Vice President)- exiting President Billy Dasher to complete the remainder of Frank Lee's Vice President's term

Secretary- Mary Ann Ziegler

Treasurer- Anne Aderhold (for the remainder of her term)

Roads Chairman- Jack Lurie

Communication Chair- Cheryl Harris (due to Laurie Holmes resignation for the remainder of her term)

All positions were voted into office by acclamation.

The meeting was adjourned by President Billy Dasher

Next Year's meeting date- TBA