



Eagle's Crest at Reece Mountain

POA Board Meeting

Minutes



November 19, 2017

Meeting Location: Dr. Skees Residence

Meeting to be called to order at 3:00pm

- Board members in attendance:
 - (Lot 32) Michael Magill – President
 - (Lot E15) Fred Feltmann – Treasurer
 - (Lot 23,E18) Dr. Gerald Skees – At-Large
 - (Lot 32) Regenia Magill - Filling in for Norman Dietrich - Secretary
- Property owners present:
 - Owner of lots: 3,4,5,6,29,43,44,61.
- Entitled Proxies submitted for voting:
 - Owner of Lots; 19,49,50,E7,E13.
- (4) Additional property owners committed to attend but never made it to the meeting.
- Quorum Present: (7) present and (5) proxies, (22) property owners not in good standing by not paying dues.
 - 79 Property Owners minus (22) ineligible to vote equals 57 eligible votes.
 - Quorum is 10% of 57 is 5.7 members
 - Total quorum in attendance is 12.
 - POA members present agreed enough were present to proceed with budget and financial decisions.

President: Michael Magill - Current State of Eagle's Crest at Reece Mountain.

- One new home start is under construction. A second new home start will hopefully begin soon. Both new home plans were viewed and discussed with board as per covenants and were approved this past December 2016.
- Heavy overgrowth moving faster than normal grass cutting can keep up with.
- Underground infrastructure penetrations have become hidden in deep vegetation. Property owners need to be notified of problems and their responsibilities listed in their covenants or other measures need to be taken to resolve these issues. Some of these underground infrastructure penetrations are 20 to 30 feet off of the roadside and deep inside their property lines.
- One existing well at the end of Grand View Lane. Never had a house and pressure tank provided. This needs to be discussed.
- Grandview Lane and Cartacay View Lane cul-de-sacs. Work needed to stabilize the impending collapse of both cul-de-sacs
- Concrete pad for mailbox pavilion has been installed, stamped and stained. Front common area pavilion moved to prevent the loss of a valuable asset and put it to useful benefit as a cover for the required cluster mailbox pavilion.

Secretary:

- Regenia Magill reviewed last minutes for acceptance by members present.
 - Past minutes were accepted and passed.

Treasurer:

- Fred Feltmann to provided financial report for 2017 and review of the 2018 proposed budget.
- Special Assessment will be needed from all property owners to cover cost of centralized mailbox requirements, road repairs and unexpected additional well house construction where a well exist but a building was never constructed.

New Business: Discussion - Vote

- Past due maintenance fees:
 - Discuss placing liens on (22) property in arrears for multiple years.
 - Charging interest as provided in covenants.
 - Motion made, seconded and approved to proceed with liens.
- Mail Box and Pavilion: – **Special Assessment***
 - Quote to provide infrastructure for the required centralized delivery system by US Postal service.
 - Atlanta 100 Corp - \$8,530.00 plus tax (\$9200.00)*
 - First Impressions Maintenance to Install Pedestal Mailboxes \$2000.00
 - First Impressions Maintenance to modify existing pavilion structure and install over the centralized mailboxes \$1000.00.
 - Power to provide lighting for security for mailboxes \$1000.00
 - Security monitoring devices. Cost unknown.
 - **This work will require a special assessment. \$13,200.00***
 - Motion made to present this cost to property owners as a one-time special assessment which will be in addition to the annual maintenance dues. Seconded and approved to proceed with Special Assessment.
- Phase II Estate Roads: - **Special Assessment***
 - Gravel Roads are washing out badly and vegetation growth is destroying the gravel base is becoming an ever increasing problem.
 - Estimates for gravel loads are approximately \$400.00 each and **could exceed \$8,000.00* to reestablish the needed gravel base.**
 - Motion made to present this cost to property owners as a one-time special assessment which will be in addition to the annual maintenance dues. Seconded and approved to proceed with Special Assessment.
 - Discussed a quote submitted for paving all of the estate roads with a process called “Chip Sealing”. This would cover all Estate gravel roads and pavilion area. Once completed, the road will hold the same value as asphalt road. This improvement would increase the property values throughout the community.
 - Proposal could be laid out in a four step venture or can be conducted on one step if loans or funds can be realized. **Quote has been submitted by MDI is for a total of \$87,268.00***
 - Motion made to table this for further discussion until funds could be realized. Seconded and approved to table this discussion at a later date.

- Phase I Roads: - **Special Assessment***
 - Grandview Lane and Cartacay View Lane cul-de-sacs. Work needed to make repairs to impending collapse of both cul-de-sacs. **Proposal submitted by MDI - \$14,120.00***
 - Motion made to present this cost to property owners as a one-time special assessment which will be in addition to the annual maintenance dues. Seconded and approved to proceed with Special Assessment.

- Wells: - **Special Assessment***
 - One existing well #5 at the end of Grand View Lane. This well never had a house and pressure tank provided. This need to be discussed due to home owner construction is pending need for water from this well. Cost for slab, structure, plumbing, electrical and labor could exceed \$3500.00.
 - First impressions has presented a quote for \$3500.00 to construct the needed well house #5 which includes formation of concrete slab, framing of building to match existing structures, plumbing, electrical and labor. Not included is the pressure tank and components needed. Those costs have not been obtained as of this date. Estimated cost could exceed \$1500.00.
 - Motion made to present this cost of \$5000.00 to property owners as a one-time special assessment which will be in addition to the annual maintenance dues. Seconded and approved to proceed with Special Assessment.
 - Well House pump #1,#4 and #6 are not working and need service. Cost normally is approximately \$350.00 each for simple repairs. These repairs will come from normal maintenance dues.
 - Motion made to move forward with the cost necessary to repair these pumps from the normal operating budget. Seconded and approved to proceed.
 - A possible underground water main leak has been observed near the adjoining property lines of lots 38 and 39. This area is serviced by well house #1 which has been cut off after discovering a high water bill. A deep sink hole full of water was seen during mowing in that area. Appropriate contractors are being located for further discovery and findings.

- Landscaping:
 - Underground infrastructure surface penetrations on most of the lots have become hidden in deep vegetation. These structures need to stay visible and accessible
 - Property owners or other measures need to be notified of problems and their responsibilities listed in covenants.
 - Currently First Impressions Landscaping has been cutting grass for the past 6 months. Previously approved by board was for 6 months during the growing season. But the fast moving growth on banks and culverts during the summer has increased the need to work throughout this winter in attempts to get ahead of next summer's growth.
 - First Impressions submitted a proposal for \$18,000.00 to continue work throughout the winter cutting the banks and culverts as discussed. Motion made to move forward with the cost from the normal operating budget. Seconded and approved to proceed

- Bylaws:
 - Discussion needed for developing bylaws. Some were already developed under the initial developer of Reece Mountain. These need to be studied and revised where needed for Eagle's Crest.
 - Mike Stiefferman owner of lot (29) and Scott Wilson owner of lots (43 & 44) accepted to work together to develop new by-laws for our community. Mike Stiefferman will chair the position.
- Security: Mike Magill discussed the need for security lights and camera around front gate and mailbox pavilion for new residents.
 - As of this date, Gilmer County Police and Fire now have knowledge of residents in our community. The Gilmer County fire station is located on highway 52 east and Fire Department Way. This intersection is directly across from the Dollar General on Hwy 52. There is no police patrolling expected.
 - Mike Magill discussed to have a camera and lighting system installed at the gate and pavilion with the camera having remote recording and viewing for added security. Still working to get quotes for these suggestions.
- Special Assessment Results:
 - Total special assessment: \$40,320.00 or \$510.38 per property owner.
 - Board reviewed all itemized areas discussed and concluded to establish the special assessment at only \$450.00 per property owner.
 - Board will review each itemized quote with contractors in hopes to save the outstanding \$4770.00 as the process moves forward. Board will look for other areas to absorb whatever costs cannot be reduced.
 - Motion to accept the \$450.00 special assessment dues to be billed to property owners along with the normal \$400.00 annual maintenance dues. Annual maintenance dues will have a due date of March 15th 2018 and the special assessment dues to be due on June 15th 2018.
 - Motion made to accept, Seconded and approved to proceed with \$450.00 special assessment billing on January 1st.
- Motion to adjourn meeting at 5:28pm.