

Ridgeview at Sweetwater Hills Homeowner's Association, Inc.
Annual Meeting of the Membership
February 7, 2017

I. Confirmation of Quorum:

A meeting of the Ridgeview at Sweetwater Hills Homeowner's Association was held on February 7, 2017 at the Opportunity House in Hendersonville, NC. Thirty four people were in attendance. Forty seven property owners were represented, which included 25 proxies, exceeding the required quorum of fifteen.

II. Call to Order:

In the presence of a quorum of property owners, the meeting was called to order at 7:13 p.m. by HOA President, Don Marcotte. All reference reports mentioned below had been mailed to property owners in advance and posted on the HOA website.

III. Approval of Minutes of the 2016 Annual Meeting (February 10, 2016)

A motion to approve the minutes of the 2015 Annual Meeting was made, seconded and carried.

IV. Roll call of Board Member/Nomination new Board Members:

The 2016 Board Members were recognized and thanked for their service. These were:

- Don Marcotte, President
- Beth Fulmer, Vice-President
- Bob Coffey, Secretary
- Bill Hogan, Treasurer
- Bob Wirt, Member at Large

The 2017 slate of new Board Members were introduced:

- Don Marcotte
- Hank Mountain
- Bob Coffey
- Jim Price
- Jamy Cathcart

There being no other nominations from the floor, a motion to approve these nominations was made and seconded. Approval by those in attendance was unanimous. The new Board positions were determined at the next earliest meeting held on Thursday night, 9 February 2017. These results are included as part of the Annual Meeting Minutes:

- Don Marcotte President Authorized Entegra Bank Accounts Signatory
- Jamy Cathcart Vice President Authorized Entegra Bank Accounts Signatory
- Bob Coffey Secretary
- Jim Price Treasurer Authorized Entegra Bank Accounts Signatory
- Hank Mountain Member at Large

V. Ratify or reject Ridgeview HOA Budget 2017:

President Marcotte reviewed the proposed annual budget line by line and fielded numerous questions. An objection to the high cost of repair (\$5,000) of the irrigation system was registered and he explained that the system was no longer functional and that landscape plants at the entrance were dying due to lack of water. The amount stated was an estimate and no further action would be taken until an acceptable contractor and price could be found. A vote was called for approval of the budget carried with two votes opposed.

VI. Approval of Bylaw amendments (2) and Restrictions, Reservations, and Conditions for Ridgeview at Sweetwater Hills Subdivision amendment (1) required 67% to pass:

Ballots for each of the three amendments had been sent to all property owners with a request that they be approved and returned. They were basically correctional in nature, but required approval by two thirds of all 58 property owners or 38 votes to pass. The tally of ballots rendered plus votes cast in favor was 47 for Amendment #1 and 48 for Amendments #2 and #3. Thus, all three amendments were approved.

VII. Annual Report to the Membership ending December 2016

The president reviewed in detail the Annual Report to the Membership ending December 2016, which had been sent in advance to property owners. See copy attached. Topics included:

- **Board Directors/Committees/Volunteers**
- **Communications**
- **New Construction, Property Improvements and Resales**
- Seven homes had been completed and occupied in 2016. This year there is one under construction on Lot 50 plus four more that will soon start construction.
- **Neighborhood Capital Improvements Task Force**
 - Road Damage
 - Drainage Plan with possible curbing considerations
 - Investigate and propose a fix for the malfunctioning gate during rain
 - Research new technology of current kiosk

- Investigate overall repair/replacement of the front entrance sprinkler system
- Research Hines property status before the Task Force discusses any options for the River Park area
- Options to extend fencing along North Rugby Road
- **Capital Improvement/Projects outside of the Task Force**
 - Road signage relocation
 - New cellular phone system
 - Irrigation system
 - River Park
 - Entrance gate lighting

- **Reserves**

It was recommended that the Board hire a consultant to conduct a full physical and financial analysis in order to advise the HOA the appropriate structure and amount of a sufficient reserve funding to assure coverage of all future maintenance expenses.

After fielding questions and discussing the items in the report, a motion was made, seconded and approved to accept the Board's Annual Report. More detailed information with regard to these topics can be found in the report posted on the website.

VII. New Business

President Marcotte reminded the audience that additional volunteers for all committees were badly needed for which signup sheets were located in the back. Two people signed up; Molly Hansen for Social/Welcome Committee and Steve Cisowski for the Architectural Review Committee (After his home is completed).

VII. Adjournment

The next meeting is tentatively scheduled for the end of January, 2018. The meeting was adjourned at 8:58 PM.

Respectfully submitted,

Bob Coffey, Secretary