

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

I. Confirmation of Quorum

A meeting of the Ridgeview at Sweetwater Hills Homeowner's Association was held on December 7, 2017 at the Opportunity House in Hendersonville, NC. Thirty-five people were in attendance. Forty-three property owners (Members) were represented in person (28), by their signed ballots (9) or their proxies (6), which exceeded 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 7:15 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 2017 Annual Meeting (February 7, 2016)

A motion to approve the minutes of the 2017 Annual Meeting was made by Elizabeth Burrell, seconded by Eric Yeung and carried unanimously.

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

The 2017 Board Members were recognized and thanked for their service. These were:

- Don Marcotte, President
- Bob Coffey, Secretary
- Jim Price, Treasurer
- Hank Mountain, Member at Large
- Jamy Cathcart, Vice President

The votes were counted for the seven candidates and the newly elected Board Members were introduced:

- Jamy Cathcart
- Bob Coffey
- Melisa Escobar
- Jim Price
- Gary Weinberg

V. Ratify or reject Ridgeview HOA Budget 2018

Jim Price briefly reviewed the proposed annual budget and fielded numerous questions. Elizabeth Burrell raised an objection to the \$10,000 for cleaning up River Park. Jim explained that \$4,000 was spent this year and that the largest expense next year would be for the goats that have been contracted for one month next September. That clean up would not be an annual expense since it would not require repeating for about three years. The purpose for clearing the area is so the residents can see what we have to work with and better plan for any future enhancement.

John Dahl objected to the HOA dues being raised to pay for the clearing and maintenance of the River Park. Jim stated that was not the purpose for the increase. The dues increase was designed to rebuild the capital improvement fund over a five-year period after the estimated \$77,000 expenditure for storm water drainage and road repairs and improvements next spring.

John also objected to spending money on goats instead of the gates that residents use every day. Don Marcotte reviewed the gate repairs and stated that they are now in good working order. Bob Wirt pointed out that we agreed at the special Member Budget Information meeting on November 1st to conduct a gate study and determine what options are available. A special HOA meeting will be held mid-year to present recommendations. Gate/security improvement options will be presented with corresponding costs to implement. The agenda will then move to discussing budget options/changes necessary for covering cost of gate improvements, capital payoff period, goat plan options, and any other near-term budget needs that have developed.

Dan Kincaid asked about reviewing individual lot owner questions with Bill Lapsley. Jim explained that a special Member information meeting was held on October 18th where Bill presented his recommendations for storm water drainage and road repairs and improvements. Subsequently Bill has met with several owners. He has offered to consult with individual owners who have specific questions.

Susan Kincaid asked why the dues had been raised by 30%. Jim explained that it was to affect a five-year replacement of the cost of next year's storm water and road construction project. The HOA could then decide to repave if the Members wanted to improve the appearance of all the roads.

The motion to approve was made by Mike Romine and seconded by Erick Yeung. The 2018 Budget was approved by all but one vote.

VI. Approval of Bylaws amendments (2), which requires 67% to pass

Ballots for each of the two Bylaws 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 39 votes to pass. Amendment #1 passed with 39 in favor and 2 opposed while amendment #2 failed by a vote of 36 in favor and 3 opposed. Susan Kincaid commented that she had not yet voted her three proxies due to the proposed language of the amendment. She made a motion that the phrasing of the existing Bylaws, **Article IX, Section 9.1, Appointment of Adjudicatory Panel** be modified with the insertion of “not” in the second sentence to read as follows.....” Members of the Board shall **not** be eligible to serve as members of the Adjudicatory Panel.” This will bring the requirement into full compliance with North Carolina law. If that were acceptable by all others, she would render her three proxy votes as approved. This was agreeable by a show of hands, bringing the final count to 39 in favor and three opposed.

VII. Activities Discussion

- **Storm Water** – Jim Price explained that a performance specification for soil erosion control and storm water drainage requirements will be written by Bill Lapsley. The purpose is to ensure that all future owner/builders understand what is needed to assure compliance during construction. Bill Lapsley will charge the HOA a fixed fee for consulting with each owner/builder. This same fee will be added to the HOA Building Permit application to be paid by the owner, and the HOA Architectural and Construction Guidelines will be revised to incorporate the above performance specification.
- **Landscaping** – Ilse Yanis reviewed all the work that had been done to update the landscaping and to repair the irrigation system that has greatly enhanced the appearance of the entrance.
- **Hospitality** – Jamy Cathcart described the welcome baskets that are given to all newcomers, the social events, including the summer pool party hosted by Hank and Rhonda Mountain, and the Christmas decorations at the entrance.
- **River Park** – This topic was covered earlier by Jim Price. He pointed out that 12 residents with 6 chain saws had responded to a request to cut down thorn trees (wild pear) on Sunday, December 3. The morning’s work accomplished an unexpected amount of clearing, and significantly extended views through the park like area. Epperson’s Tree Service will remove the debris piles of cut trees and brush by February.

- **Common Areas** – Don Marcotte discussed Common areas as defined in the NCPCA and Bylaws. He also reminded owners of the requirement to continuously maintain the utility easements bordering their lots.

- **Gates and Walls**
 - ✓ Our entrance area is 12 years old
 - ✓ Recent maintenance/repairs/replacements
 - The gate operators (motors) are manufactured by Viking and are considered above average quality. The two exit gate operators were replaced three years ago at a cost of \$1,100 each after someone hit the gate.
 - The limit switches on all four gates were replaced this year
 - The AT&T land line phone was replaced with a cellular system from Door King. The cost savings averages \$120/month. We still have some drop out issues with calls from the kiosk to residents.
 - The limit cam holders on the exit gate were replaced because they kept sliding, leaving an opening wide enough to walk between the two gates.
 - The old 006472 gate code was replaced with 15 Service provider and emergency codes for better security.
 - An Interim Gate Study Report was submitted to the Board by Bob Wirt that identifies opportunities and options to further improve the gate. The Executive Summary was distributed to property owners
 - ✓ **The Ridgeview Entrance Wall Signs**
 - The paint is fading on the wall and there are large blisters on the face. Bob Coffey is researching the procedure to remove old paint and to repaint the wall with appropriate exterior masonry paint.
 - ✓ **Not a Common Area/Element**, but news worthy. Highway NC 191 widening
 - County Commissioner Bill Lapsley advised that widening of 191 from NC 280 in Mills River to Mountain Road was moved ahead of the previous 2026 construction schedule. Public hearings will begin in March, 2018. Right of way acquisition will be in 2019. Construction will be in 2020. The next board will need to quickly organize the community to advocate for noise abatement.

- **ARC Committee** – Gary Weinberg made an appeal for volunteers to replace Ken Plummer, Hank and Rhonda Mountain.

- **Trash Removal** – Kenton Lawson asked the status of the effort to reduce the number of trash removal vendors and trucks. This would reduce damage to the roads. Don explained that it had been tabled since several residents do not want to change their vendor. This issue can be revisited when everyone understands the benefit to the HOA of using a single vendor.

VIII. Adjournment

The next Annual Meeting is tentatively scheduled for December, 2018. The meeting was adjourned at 8:40 PM.

Respectfully submitted,

Bob Coffey, Secretary

DRAFT