

Ridgeview at Sweetwater Hills Homeowner's Association, Inc

Annual Meeting of the Membership

6:00 p.m. Thursday, December 6, 2018

The Barn at Tall Oaks Farm

I. Welcome

A meeting of the Ridgeview at Sweetwater Hills Homeowners Association was held on December 6, 2018 at The Barn at Tall Oaks Farm in Hendersonville, NC. The HOA Vice President Jamy Cathcart welcomed the Members.

II. Roll Call

Secretary Melisa Escobar called the roll of the property owners present.

III. Confirmation of Quorum (Bylaws require 15 Members)

Members present - 26

Proxy Ballots submitted – 25

Thirty-four (34) people were in attendance.

IV. Call to order

In the presence of a quorum of property owners, the meeting was called to order at 6:18 by the HOA Vice president Jamy Cathcart. All reference reports mentioned below had been mailed to property owners in advance and posted on the HOA website.

V. Approval of Minutes of the 2017 Annual Meeting

A motion to approve the minutes of the 2017 Annual Meeting was made by Jamy Cathcart and seconded by Liz Angelo. The motion carried unanimously.

VI. 2019 HOA Director Candidates

The candidates for the Board of Directors were introduced by Jamy Cathcart

- Wendy Cisowski
- John Higgins
- Bill Hogan
- Bryce Malsbary
- Jim Price

VII. Proposed Amendment to RRC's to prohibit sheds

Don Marcote moved to postpone the vote on the proposed Amendment to Article 2 of the RRC's until the next annual HOA meeting. The motion was seconded by Mark

Stickney. After discussion on the motion, the Members present voted by secret ballot. The Election Committee tallied the votes. Sara Lawson announced the results:

17 votes against the motion to postpone the vote on the proposed amendment

8 votes in favor of postponing the vote on the proposed amendment

1 abstaining vote

VIII. 2018 HOA Activities

- Gate Upgrades- Gary Weinberg reported:
 1. A new photo eye beam was installed for the gate and is working well.
 2. A new operating system and keypad were installed. ITC Solutions is still downloading information into our laptop computer. Gary informed the members that all the emergency vehicles and service vehicles codes are programmed. They should have no problem entering. Please use #8712 as a temporary code, and let him know if anyone has a problem.
 3. The original underground wiring between the keypad and gate control panel was not installed in conduit. Additional wiring needs to be run between the keypad and the gate control panel to enable Voice and Data functionality that is needed so that system updates can be made via wifi. The cost of running conduit is estimated at \$1500, and is included in the 2019 Budget.
 4. A special meeting will be organized in 2019 for the Members after ITC has completed their work to discuss the potential addition of security cameras.
- Landscape- Ilse Yanis reviewed the work to maintain the entrance landscaping. TPS will continue maintaining with a new contract in 2019.
- River Park- Kenton Lawson reported the goats had cleared most of the vegetation in River Park. JCA will remove the stumps and downed trees.
- Roadway Improvements- Jim Price reported Trace and Company finished the warranty repairs but won't finish the drainage swales till late February or March next year. It is too cold for grass seed to germinate or to harvest sod.
- Web page- Jamy Cathcart will manage the webpage and post updates. Jamy will send an email to the Members with the password (mtpisgah).

IX. 2019 Ridgeview HOA Budget

Jim Price reviewed the proposed 2019 budget and answered questions from the Members. The intent is to hold the Member Dues at \$720 per year for five years in order to restore the road resurfacing reserve to the historical level of \$150,000. The HOA has \$95,000 in a 12-month CD earning 2.5% interest for the road reserve fund.

X. Members submit ballots to Election Committee

Bill Hogan asked members to submit their ballots to the Election Committee (Sheila Howard, Sara Lawson, Dan Kincaid) to tally the votes.

XI. NC 191 widening

Jim Price explained that the HOA has not taken a position about this issue because the Members have different views. He encouraged the Members to keep informed about the project and research information on the www.191alliance.org webpage. Their goal is not to stop this project, but to develop realistic solutions to the traffic and safety issues where needed. A four-lane median divided highway is not needed over the entire length of this project.

XII. Other Business - none

XIII. Announce election results

Sara Lawson announced the elections results. The 2019 Board of Directors are:

- Wendy Cisowski
- John Higgins
- Bill Hogan
- Bryce Malsbary
- Jim Price

Sara announced the results of the Proposed Amendment to the RRC's with forty-five Members voting as follows:

- Yes (I agree with this proposal) 32 votes- (71% of the vote)
- No (I disagree with this proposal) 13 votes- (29% of the vote)

The Proposed Amendment failed since 39 Members are required to pass.

The 2019 HOA Budget was ratified:

- Ratify- 43 votes
- Reject- 2 votes

XIV. Adjournment

The meeting was adjourned at 8:07 p.m.

Respectfully submitted,

Melisa Escobar, Secretary