

Crooked Creek Property Owners' Association

Board of Directors Meeting

March 19, 2013

Minutes

The Board of Directors Meeting of the Crooked Creek POA was held on March 19, 2013 at Town Hall in Banner Elk, NC at 1:00pm. Board Members present were Jerry Gorrie and Bob Akins. Owners present were Carol Arthur, Allen Bolick, Bob Blake, Bill Wilson, and El Wilson. Kennie Boling and Amanda Tsiukes from Property Management & Maintenance Services, Inc were also present. The meeting was called to order at 1:04 pm by President, Jerry Gorrie.

Determination of Quorum

It was determined that a quorum was present.

Approval of Meeting Minutes

Mr. Akins made a motion to approve the minutes from the Board of Directors Meeting held on October 18, 2012. Mr. Gorrie seconded the motion.

New Business

Mr. Boling stated that two lots have not paid their POA Dues and have received 15 day notices. The 15 days have passed, however the attorney that normally files these liens has a conflict of interest involving the owner of these two lots. If Crooked Creek still wants to file a lien the association will need to find another attorney. Due to the long term relationship with the current attorney, the cost to file with another attorney will be more. Mr. Boling stated that Crooked Creek will fund the attorney fees up front. The association will collect these fees after the lien is satisfied. Mr. Boling stated that a lien will give the association assurance that they will receive the money owed. Mr. Gorrie made a motion to file a lien. Mr. Akins seconded this motion.

Mr. Boling stated that the association needs to set a date for the Annual Meeting. Mr. Boling stated that July 20th is the only Saturday that is available. Mr. Boling said that Property Management & Maintenance Services, Inc. needs to schedule the meeting soon if Crooked Creek still wants to include a luncheon. Mr. Gorrie and Mr. Akins agreed that July 20th for the Annual Meeting would be good. Mr. Gorrie will secure a location for the luncheon.

Financial Report

Mr. Boling reported on the February 2013 financial reports. He reported cash accounts of \$16,814.73 in the Operating Checking and \$12,193.38 in the Reserve account. Mr. Boling stated that the Budget Analysis shows an extra \$25.00 donated from an owner who felt as though the dues increase in the past year was not enough. Mr. Boling stated that the total expenses were \$1,322.63 and net income was \$14,590.29.

Mr. Gorrie stated that the owner who was considering donating his lots to the Town of Banner Elk is currently paying POA dues. The association's attorney found that sixty votes were needed from the ownership in order for the lots to be donated to the Town.

Adjourn

Mr. Gorrie made a motion to adjourn. Mr. Akins seconded the motion. The Board of Directors Meeting was adjourned at 1:20pm.

Open Discussion

Mrs. Wilson stated that the entrance and the signs needed more maintenance and looked as though they were ignored in the past summer. Mr. Gorrie stated that the plantings around the stop signs have been an issue due to summer heat. Mr. Boling stated that there would be permanent plants put in around these signs this year. Mr. Gorrie stated that the Christmas lights at the entrance looked great this past winter and that he was pleased with the appearance of the entrance.

Mr. Blake stated that the roads in Crooked Creek are in bad shape. Mr. Gorrie stated that the town does not have the money to re-pave all of the roads in Crooked Creek. Mr. Bolick stated that the roads in Banner Elk were evaluated by an outside contractor. He stated that Puddingstone Parkway was the only road in Crooked Creek that would be on the upcoming paving schedule. Mr. Gorrie stated that Robert Cook Lane, needs to be re-paved. Mr. Bolick stated that the Town is going to re-visit this issue and re-evaluate other roads that need to be paved.

There was a discussion about the Town of Banner Elk's financial reports. Mr. Gorrie stated that he would like for the Town to clean Crooked Creek's roads to prevent more damage from storm run-off. Mr. Bolick stated that he would mention this issue to the Town. Mr. Gorrie noted that there is a crack starting to form across the bridge at the entrance. Mr. Bolick stated that all bridges in Banner Elk are inspected annually.

The open discussion adjourned at 1:33pm.

Respectfully Submitted,



Jerry Gorrie
President