



Peete River Farms Board Meeting - December 2, 2018 Regis Home

Meeting called to order at 2:13 PM by president, Bobby

Board Members Present plus other Members: Bobby (President.), Regis (V President), Paul (Treasurer elect), Nancy (Secretary), Drew (Director), Julie (hostess, social committee), Sue (social committee), April (social committee),

Minutes from Last Meeting - Nancy distributed minutes from previous two BOD meetings: the September Q3 meeting and a special Stand-Up meeting in November. Minutes were approved as received.

Treasurer's Report - Debra transferred the treasury responsibilities over to Paul Hendrix as the new incoming Treasurer since she will be moving out of our community before the year end. The Board voted to approve Paul as the new Treasurer. Paul shared the current balances and accounting in both the general account and the boat marina account. He provided a consolidated balance sheet of the total revenues received and funds dispersed over the almost five years since the POA has had control of the funds. Treasurer report was approved.

Architectural Review Committee Report:

The deadline has passed for all boat trailers to be removed from home owners' property. Letters were sent to four property owners in October, notifying them to remove the boat trailers from their property by December 1, 2018. We have not had notification from any of the property owners verifying that they removed the trailers and therefore these owners may be in violation of our Covenants. The Board asks that we send a courtesy letter to the offenders that the penalties will be applied until we are notified that their trailer(s) have been moved. Nancy asked that we use non-threatening language since we are all neighbors in a small community and noted that some owners may have removed the trailers but forgot to notify the board. Bobby will compose a tactful letter and Nancy will send out the letters the first week of December.

Old Business:

- Lien Update for delinquent lot owner: Nancy shared her research on the status of the property, lot 48, delinquent in payments of dues. She made contact with a new attorney to complete the lien filings to protect our interests for unpaid POA dues should this property be foreclosed on by the County for unpaid taxes. Since our former attorney has retired, we will now be using Tessie Bacon from the same firm Harris Mathews and Crowder. Nancy passed the contact information to Paul so he could begin the lien filing on Lot 48 since the owners are three and one-half years delinquent. Bobby will coordinate with Paul to provide all the calculations for the unpaid dues with penalties and interest.
- Community Mail Boxes - Paul reported that our new 16-door CBU (Cluster Box Unit) is installed and active. Any of our members wishing to have mail delivery here need only complete an application with Paul or April and they will coordinate with USPS to complete the set up. Thanks was given to Paul and April for spearheading and coordinating mail delivery to our community. It was decided that homeowners who have personal mailboxes at entrance to their property do not have to remove them. The boxes do not serve a purpose for mail delivery but are useful as address signs. There is variance of box and post design accepted.

Landscape Committee Report:

Nancy updated our progress on the current landscaping including the clearing of the overgrown pine trees and removal of dead trees and debris from our front entrance along Peete Farm Road, and the planting of new shrubs and trees in their place. She shared with us the pending bids for completion of a new pillar to be built at the end of the existing wood fence line, filling in the gap between the two stone walls near the entry sign, and creating new rock wall curving around the entrance to match the same curving rock wall on the other side. The pillars and rock walls would need to have a top layer of rock or slate to complete the wall and protect it from erosion from freezing rain and water. Everything looked very promising and reasonable in pricing. Nancy provided a tour of the plan for a few board members (Regis, Paul, and Bobby) after the meeting to review in detail her plans for completion. The team suggested expanding the rock wall from approximately 45 feet to closer to 60 feet - replacing about six or seven sections of fencing. It was also discussed building a second pillar around the existing sign post and raising the post to sit inside the new pillar which can be accented with the existing lighting. Nancy will meet with Duane to reconfigure the bids and timing for the additional work. The plans also involve adding a water source so we can use soaker hoses to water the new plants. The new water source will allow us to pressure wash the rock walls and wood rails to keep our entrance neat and clean. The lighting has not been working so we need to inspect the electric connections so we can get the lighting working again.

New Business:

Slate for New Directors and Officers: Our slate for new Directors and Officers has been circulated in previous correspondence. Regis agreed to be President, Drew agreed to be VP,

Paul is now our new Treasurer, Nancy will continue as Secretary unless another Director expresses interest. Bobby will continue as a Director, Greg Reynolds agreed to participate as a Director, Brian Conley agreed to participate as a Director, Kathy Reynolds is participating on the Arch Review Committee, April Hendrix is participating on the Arch Review Committee, and Cameron Russell agreed to participate on the Landscape committee. Mike Sullivan is another possible Director. We had a discussion about how many members can be on our Board: our Covenants allow for more Directors than we presently have so we hope to add several new members to participate on our Board as Directors or Committee members. We asked Julie, April, Sue, and Marion if they would form our Social Committee, and plan a social event for our Annual Meeting in April. If they agree, we could establish budget targets for this event.

Voting Rights: The Board confirmed that each Lot is allocated only one vote on Board decisions, even if two members are serving. We agreed that we would not have two family members from the same Lot serve congruent terms as Directors; one member could be a Director and the other a Committee member.

Date for next BOD Meeting: Sunday, 3 March, 2019 at Drew and Sue's home at 2:00 PM.

Adjournment at 3:17 PM

Holiday Party with Spouses followed the meeting. Much thanks to Regis and Julie for opening their house and sharing their hospitality.

