



Peete River Farms Board Meeting: Sunday, March 14, 2021 present Regis, Mike, Greg. Virtual are Nancy, Bobby, Drew, Brian. Paul was absent.

Secretary Report: Nancy McDonnell sent out the minutes from the January 2021 meeting for review. Minutes were approved.

Treasurer Report: Paul Hendrix sent out the report for review. Reserve fund figures for the general fund need modified before the report can be approved.

- \$4500 in street deposits have been collected for Lots # 10,12,50
- There are 11 delinquent property owners dues: Lots 1,3,8,33,48,49,51,52,53,54 \$400 each and lot 26 at \$650. Nancy will send reminder letters to these property owners. There was discussion pertaining to pushing foreclosure on lot 48 as they have not paid their dues in several years and according to tax records are delinquent on Virginia taxes. Regis asked if we should file for foreclosure directly from the Association for unpaid fees. Bobby shared that the Mecklenburg County indicated they would take action after two years (now) at the time we filed our lien if taxes were still unpaid.
- 3/15/2021 update - Paul submitted budget via online document outlining item expenses, dues income and reserve balances. it was approved by online vote. Cash balance of community dock fund is \$442 and the general fund balance is \$43,781.
- Reserve Report was approved as set up: General community account will have \$850 set aside each year with a present balance of \$1100 and the Dock account will have \$3500 set aside each year with a present balance of \$15,442.00.

Annual Meeting:

- Last years annual meeting was cancelled due to covid restrictions; we will have a general meeting this year with virtual participation using Brians Web accommodations. The meeting will be on Wednesday, April 28th at 7PM. Regis will get the agenda, web directions, director nominations information and information about the future trailer lot / sports court project to Nancy in the next few

days so she can include that pertinent information in the letters to all POA members one month prior to the meeting. Nancy will also include information about community pot luck gathering on September 26th at 2PM with location TBA by email.

- The nominating committee, April Hendrix and Kathy Reynolds, have been reaching out to all members to find new volunteers. New volunteer directors to be nominated at the general meeting are Emily Dorisco and Scott Jackson. The two new directors along with 8 present directors, who have expressed interest to stay on the board, brings our total to 10 directors. Officers and committees will be chosen by the directors after the general meeting.
- Bobby has agreed to help us craft language to modify our By Laws to set staggered terms for Board members / directors. If we can come together on the language before the Annual Meeting, we'll have a vote at that time on a By Law change.

Architectural Report:

- Neighborhood Security: Paul reported (earlier) that outsiders have been parking their vehicle and accessing the creek for fishing from Mountain Rock Trail at night using lights. They even cleared a swath for their chair on Dominion Property. We need to increase our security if outsiders are trespassing on our property. Drew pointed out that if they came by boat and set up a fishing camp on Dominion property that we would have no jurisdiction to intercede. We agreed, and suggested best to call 911 and let police deal with any unauthorized persons if using Association property for access. Further discussion about adding signage (No Trespassing - Private Property) and cameras in critical areas such as Trailer Parking area and future Pickleball Court. Brian volunteered to organize a team to put signage and video cams at the community dock and other key areas in the neighborhood. Paul and Mike will be helping with the signage and video cams.
- Regis asked Kathy to review the Quick Reference Guide (QRG) that was put together earlier when Regis helped revise and update our Bylaws. We need to have this available for Committee Members to use as a checklist for Lot Owners getting ready to build. We have had problems with having incomplete information asking the Arch Committee for approval. Drew pointed out that during the pandemic it is hard for property owners to find builders available for clearing lots, building boathouses, house construction, or clearing for septic lots. Timelines have to be extended as supply lines become available, and the standard guidelines have to be more flexible to accommodate these delays. We agreed that the QRG checklist should be used to check off each item as it is completed to keep current with each project as it moves along to completion. Guidelines for building are to be updated from their draft form. They will be in a summary / outline format to provide easy reference for new owners who are beginning their building process.
- Nancy and Bobby raised concerns about residents use of excessive outdoor lighting from dusk to dawn. It was stated that there is not a specific ruling in the covenants, but guidelines could be submitted and addressed if needed to aid in neighborly problem solving.

Trailer Lot Expansion and Sports Court:

- Drew secured estimate bids for clearing the parking lot to its maximum size and finishing with gravel at a cost of \$20,000. On part of that expanded area measuring approximately 40 X 80 feet there are plans to finish with asphalt and design a pickleball court on the surface at an estimated cost of \$10,000. Regulation Pickleball courts measure 20 X44 so this area should be more than adequate for a considerable margin for comfortable play. Using a combination of existing funds and member loans seemed like the best approach. The additional funds could be met by offering 10-year loan package to a few property owners paying 4% interest. The ideal arrangement would be to borrow \$25,000 spread among 5 or up to 8 members to keep accounting at a minimum. We would keep the funding private and the POA would not report the interest expense, nor would the lender be sent any interest reporting for tax purposes. The Board felt this would be the most attractive package for the lender and for our bookkeeping. Payments would either be made quarterly, semi-annually, or just once each year. The carrying costs are well within our annual income with our current dues structure without any foreseen dues increase. This amount in addition to funds in account would allow us to do the project. Supplying equipment such as nets and fencing as well as storage will also be provided through donations. Regis will put together a plan to propose to those willing to make loans to the board .
- How to monitor use of the court was discussed and board members felt that only community members would use the court and any guest should be accompanied by a member. Exceptions could be if members had guest staying at their home. It was projected that use of the court by outsiders may require further monitoring efforts in the future. Renting use of the court to outsiders is a future consideration, but would require monitoring that is presently not in the scope of the project.
- A vote taken as to how to approve this project with options being 1) total board decision 2) present to those in attendance at the annual meeting for a majority vote 3) present to entire POA membership for a majority vote. Of the seven board members present, 6 voted to make this project a total board decision and one member voted to submit the decision for majority vote of those present at the annual meeting.
- The board made a motion to continue this project as currently discussed at the cost and location specified. Moving forward with the project is contingent on gathering financing through loans and / or donations from property owners. Regis will be organizing that effort.

Next board meeting will be in June at a date and time TBA.

Meeting adjourned at approximately 4:15 PM.

Nancy McDonnell,

Secretary