

## NOVEMBER 2014 ROAD AND SECURITY NEWSLETTER

With the winter season upon us during the first week of November, our road crew is busy making sure our roads are safe for transit. Many residents who are on the mountain full-time, and those who are here off and on, appreciate what a great job the road crew and security staff do for all of us. While predictions differ as to what kind of winter we will experience this time around, we all can be sure our road and security staff will provide the best service possible.

The Road and Security Association Board voted in October to amend the by-laws and increase our Board size from seven (7) to nine (9) members. The Board accepted the recommendation of its nomination chairman and approved John Beneke (a three year term) and Ken Faliero (a two year term). Beginning in 2015 our residents will vote for three (3) directors each year. Thus the current nine member Board is made up of Mike Kaney, Brent McCaghren, and Nat Pieper, each with terms expiring in 2015, Chuck Freeman, Warren Johnson, and Ken Faliero, each with terms expiring in 2016 and John Beneke, Becky McKnight, and Charles Potts, each with terms expiring in 2017.

We have informed our residents over the last several months information regarding the Declaration of Protective Covenants, Restrictions and Reservations. Since the Road and Security Association board acquired the powers and assets of the developer in December of 2012, the existing covenants have been subject to review. A committee recommended changes to the Covenants, passed those recommendations on to the full Association Board for their review, and the process is now in the hands of North Carolina lawyers making sure any proposed changes do not conflict with existing law. We hope that the full process can be completed in the next few months.

At the November 19<sup>th</sup> meeting of the Road and Security Association Board, the 2015 budget will be taken up, discussed, and voted upon. The preliminary 2015 budget was reviewed at the October meeting and a 5% increase in assessments was passed. Our residents should be made aware that the mountain infrastructure (roads, drainage, ditches) is becoming stressed after nearly five decades of use. The 5% maximum yearly increase in assessments allowed by the covenants is becoming problematical. The R+S Association Board will have to look at alternatives in the near future in order to meet our resident's expectation of a high quality of lifestyle. We will be keeping you informed on what we are thinking as we confront the challenges ahead.