

Wolf Laurel Road Maintenance & Security Homeowners Association
Minutes of the Monthly Meeting of the Board of Directors
June 11, 2021

Attending

Directors in Attendance: McMillan, Shook, Simmons, Kessler, Carrigan, Jantzen
Directors via electronics: Stone
Staff via electronics: Louise Wyatt.
ARB Chair in Attendance: Mike Stapleton.
WLPOA Liaison via electronics: Lynn Cagney
Audience via electronics: Steve Parker, Jim Klumpp

Call to Order

The meeting was called to order by President Kessler at 10:00 AM

No Consent Agenda

Approval of Minutes of Monthly Meeting of May 21, 2021.

Motion (Simmons), seconded, to approve consent agenda. Motion carried.

Financial Reports

Monthly financial reports to May 31, 2021, including cash flow: Louise Wyatt

May 2021 Collections – 92.5% of homes and 72% of lots have been collected. Will be adding one property. To date, added 5 assessment paying lots this year.

Budget – At the end of May (41.67% of year), Road Maintenance expenses are 36% of the 2021 budget and security expenses are 33% of the 2021 budget. Comparing May 2021 expenses to May 2020 expenses, Road Maintenance is 114% of the prior year's spending and Security is 87.34% of the prior year's spending.

Treasurer, Stone, had reconciled accounts.

Motion (Shook), seconded, to approve May financials. Motion carried.

Financial Committee overview of independently reviewed financials. Stone noted we took a hit on depreciation. This was an effort to avoid large adjustments at the end of the year. We basically caught up four months worth of depreciation in one month. 95% (roughly) of that \$64K adjustment was for depreciation and included multiple assets. But the biggest contributor was Wolf Laurel Road. Kessler inquired if the CPA had given us a letter containing recommendations and Stone indicated that no recommendations were provided.

Insurance: Insurance only seems to cover one maintenance building for a total insured amount of \$52,800. This was part of a formal review of insurance needed for the CPA. The coverage on the second maintenance building will be investigated by Jim Simmons. David Pendleton will probably talk to our insurance agent if a change is needed.

Motion: To accept the 2020 Financial Statements provided by the CPA (Simmons). Seconded.

ARB Report

Regarding the bank owned property on El Miner, a contractor was hired by the title holder (the bank). In the middle of that renovation, the bank put the property up for sale. First and second property sales fell through. The bank has no further interest in improving the property. The realtor for that property has been appraised of Wolf Laurel regulations. Stapleton will be drafting letters to bank asking for a plan of action, and threatening fines if none is provided.

New business – a lot of construction sites have experienced delays due to the inability to obtain construction materials. The ARB also discussed problems homeowners are having with contractors. Stapleton spoke with certain contractors and emphasized the importance of maintaining a good reputation. He is also looking through the guidelines for potential punishments for bad behavior.

WLPOA Liaison Report (Cagney)

The POA was present at the WLRMS work session where a proposal for opening well 15 was discussed. The POA has formed a committee to handle this topic and will be meeting with a representative from Carolina Water. Stone mentioned that the bulk of the Covid money going to states will be used for utilities and this fund should be looked into.

Committee Reports

Road Maintenance (McMillan)

An apron has been added on Bee Tree where it enters Ridgeway. This work had been planned for 2023, but the opportunity arose to do it this year. McMillan is working to keep costs within the 2021 budget. Buckeye Road is the next project and will be started after the 4th of July holiday. Once that is done, Buckhouse Road will be addressed. McMillan is looking to reduce the cost of the Big Bald renovation, which is scheduled for 2023.

Security (Shook)

To prevent guests from getting lost, gate staff have been instructed to ask visitors if they are sure they know where they're going. Shook also reminded the board that most of the gate staff have been with WLRM less than 3 years.

Facilities (Simmons)

WLRMS building was pressure washed and received two coats of stain. The trim will probably be finished at the end of the following week. The bushes will be getting trimmed and a general clean up done. Areas around the front gate will also get tidied up.

Mailboxes – Only one mailbox is currently available for new residents. Another box is needed at a cost of \$2000. Such a box would include 16 individual mailboxes and 2 parcel lockers. Next year's budget will include money to lay a cement slab, which will allow us to add 5 new mailboxes at Hampton Gap. A cover is also proposed for the new mailboxes. Kessler suggested we get together with the postmaster and try to determine which mailboxes are assigned to people who have left Wolf Laurel to keep the number of mailboxes down.

Long Range Planning Committee (Kessler)

Kessler mentioned the three pillars, which was an idea for future organization and operation of Wolf Laurel. The three pillars include a long-range capital plan, marketing the community and reorganization of the mountain. The first two pillars have been addressed. There is a 5-year capital plan which includes dates for road repairs. In addition, the idea of repairing road maintenance equipment - rather than replacing it – has been adopted to save money. The security system must be kept up to date as well. The second pillar, marketing, has been changed to one of promoting the mountain. Welcome packets are given to new residents. Through development of the Ambassadors Program, visitors can now get tours of the mountain. The third pillar, reorganization, has not been completed, though better communication has been achieved. For example, a POA liaison attends the RMS board meetings and the WLPOA and WLRMS have cooperated on the old Motel property, which is being converted to use for packages. This third pillar also includes the goal of maintaining community cohesion – specifically, compliance with the covenants. This will be addressed in a future board meeting and encompasses the upkeep of green spaces, technology, real estate holdings and facilities. In addition, the importance of building relationships with entities outside the gate – like Country Cable and Carolina Water - will be discussed.

Technology Committee (Carrigan)

Carrigan suggested that the security staff have better one-on-one training with the portal. He also wanted to remind staff to monitor the “always allow” list. Kessler asked about accessing the public portions of the Portal from the limited access area without having to open a new browser window. Carrigan responded that he had added that. Currently, we are paying for two domains. The plan is to keep both domains until the new one (WolfLaurelRMS) goes live and everything has been transferred to that domain. This transfer was previously attempted, but without success.

Old Business

Wilderness committee (Kessler)

McManus set up a meeting with the forest service. They approved the content and proposed location of the Big Bald parking lot sign. The handout, which is given to those driving to the top of Big Bald, raised some content objections related to permission for special events. The Forest Service will be looking into allowing AWD vehicles to access the road leading up to the Big Bald summit. Currently, only 4WD are permitted.

Well 15 (Cagney, the POA liaison)

Louise Wyatt found document showing that Bald Mountain Development paid for the development of Well 15. In 2004, when the well was drilled, there was common ownership of all the land. The Preserve did not exist until 2006. Meier raised concern that well 15 would be regarded as “new” development rather than a replacement, which could put it in a different category. Kessler will call Carolina Water and ask what the effect on Wolf Laurel customers will be if development of Well 15 is turned down or not. She will also inquire about the tap fees, which should have been paid to Wolf Laurel when homes outside Wolf Laurel subdivision started using its water.

Motel – Mail Cabin Swap

The new survey of the area will be used, rather than the old one, which differs slightly. Little risk is associated with that change. A pre-occupancy agreement has been signed, so the POA can go forward with their renovations. WLRMS has completed the parking lot work.

New Business

Nominating Committee

Ron Stone will be chairman of the Nominating Committee whose members include Gene Woolf and Cary Monroe. There are three open slots. Current board members Steve McMillan and Greg Meier will be running. The complete list of candidates will be announced at the 7/16 meeting. Ballots will be mailed around 7/20. Votes will be counted on 7/18 and results announced on 8/20.

WLRMS lots on McKinney Gap

Two WLRMS lots, which neighbor each other on McKinney Gap, have been offered for sale through Wolf Mountain Realty. They are listed together at a total price of \$55,900 with two assessments charged. The listing will stipulate that the lots can be broken up and sold separately.

Cell Tower

The proposed cell tower is thought to be 5G. Mike Stapleton was asked to confirm this.

Audience Comments

Jim Klumpp announced that the Historical Society will be meeting the following Wednesday (6/16) at the Village Pavilion.

Adjournment

The meeting was adjourned at 12:47 PM.

Notes

Next Work Session: July 7, 2021 at 10:00am.

Board Meeting: May 16, 2021 at 10:00am.

Submitted: Caron Jantzen

Secretary, Wolf Laurel Road Maintenance and Security