

Wolf Laurel Road Maintenance & Security Homeowners Association

Minutes of the Monthly Meeting of the Board of Directors

November 19, 2021

**Attending the Meeting:**

Directors in Attendance: Shook, Carrigan, Simmons, McMillian, Stapleton, Jantzen, Barr

Directors via Electronics: Kessler, Stone

Staff via Electronics: Suehonor Conner

Staff in Attendance: Louise Wyatt

WLPOA Liaison: none

Audience in Attendance: Tedi McManus, Larry Veatch,

**Call to Order:**

The meeting came to order at 10:02

**Consent Agenda:** Motion to Accept the Consent Agenda, Shook moved, seconded, Motion Carried

**Financial Report:** Louise Wyatt

Financial report for October 2021, were circulated to the board in advance. We are 10 months or 83.34% into the year.

Year to date collections: 97.6% of homes and 78% lots have been collected. Year to date Budget: road maintenance is at 78% of their budget and Security is at 72% of their budget. Comparing October 2021 to October 2020 Road maintenance is 121% and Security at 107%

Treasurer: Ron Stone stated he reviewed the reconciliations of accounts and they are in good standing.

**Motion:** to approve the Financial Report as Submitted (Simmons) seconded, Motion Carried

**Finance Committee Report:** Budget, Caron Jantzen

Jantzen reported on additional changes to the 2022 budget in light of health insurance costs increasing 8.5% over last year. The shortage in funds needed to balance the budget will be taken from the amount of funds budgeted for reserves. Steve McMillian requested to increase the budget line item for fuel due to increasing gas prices, and to balance the road budget by decreasing the line item for gravel.

**Motion:** to Approve the 4<sup>th</sup> Draft as Amended by Steve McMillian for the 2022 Budget. (McMillian) seconded. Motion carried.

**Motion:** to Approve the Renewal of the Health Insurance Selection. (Stapleton) seconded.

**POA Liaison:** None

Kessler reported Ronnie Rice had left to take another position elsewhere. The mailroom financials show a positive for remodeling the mailroom. Mold remediation in the mailroom of the motel is \$8,400.00. They will not have a December meeting.

**Security report:** Eddie Shook

First, one employee will be leaving December 2<sup>nd</sup>. We have a good applicant and should be a smooth transition.

Second, the rear end went out on the jeep. The repairs could have been \$6,000. But we found parts and repaired it for a cost of \$1,300. We felt the value and use of it was fair benefit to keep.

Third, on November 9<sup>th</sup>, 2021 about 4:00 p.m., there was a small woodland fire between Hanging Rock and Granny Lewis about midway down Hanging Rock. It affected about an acre and a half of ground and caused by hot fireplace ashes placed in dry leaves. Wind was 5 to 10 mph and at no time were any houses isolated and homeowners could come and go out of the area. Response was from Ebbs Chapel Fire Dept., Mars Hill Fire Dept., and North Carolina Forest Service with 6 department vehicles, 2 were water trucks. No structures were damaged.

Final comments, summary of woodland fire, always, always practice good ash disposal procedures and anytime an event like this is detected, call 911 first.

**Road Report:** Steve McMillian

We continue cleaning ditches out with one special request on Flame Azalea to also clear theirs out by the road. This is the home that had a drainage problem awhile back and we added a few loads of gravel to build up the shoulder and we widened the road back to our standard width. It is draining well now and we will clean the leaves out.

Back to the fuel shortage, because of last year's heavy winter and having to use a lot of fuel and prices of fuel going up, our budget went out the window and having to offset it, we have come across a shortage on fuel allotment for the year. To try and offset that a little bit we plan on a scrap metal clean upon our shop area and will turn it in for income, working with Louise to apply it on a line item, so we do not fall too far in the red on it. Ron Stone suggested that the community might have metal to get rid of as well and roads could save them a trip to discard it.

Kessler asked if the 2021 plan for dividing the mountain into sections of graveling the roads is still on target. McMillian said no, so roll the plan forward to 2022 and just repeat the plan except for Buckhouse. We still maintained the gravel roads as to the 2021 plan but were not able to get to all the major road rebuilding on the 2021 plan. McMillian said that they are trying to keep on the 2023 schedule of the overlay of asphalt on Big Bald and so far, so good, and we still have some patching to do.

**Wilderness Committee Report:** Tedi McManus

McManus reported on the meeting with Jen Haas of Wildfire Preparedness Coordinator and Mountain Valleys Resource Conservation and Development. This organization focuses on fire mitigation and fire wise certification. This year they offered a grant to assist homeowners with wildfire fuel mitigation and their materials are helpful even for those who cannot meet the deadline of December 20, 2021 (information attached).

McManus is arranging for Jen Haas and Bo Dossett a NC Ranger from Madison County to present to the board during work session in January 12th to further existing RMS Fire Prevention Plan.

**Facilities Report:** Jim Simmons,

A covering over the Hampton Gap mailboxes will go up soon after Thanksgiving.

**ARB Report:** Mike Stapleton (3 updates)

First, Foxden's dog incident has another sales contract and fines will be submitted as outstanding monies are fairly owed by current owners.

Second, 3 new additional lighting letters notifications to home owners, one of the homes that people report often on has \$6,000 in fines. Owners said they are committed to doing it.

Third, Jered contacted Hanging Rock house with the green siding and he hopes to start in the spring.

Did a quick total since we had a budgeting issue. I went from 2018 to today looking at total permits.

2018-168....2019-119....2020-106....2021 as of end of October -145

**The public meeting adjourned and the board met in executive session concerning new purchase activity in Wolf Laurel.**

**Wolf Laurel Road Maintenance Monthly Report:** November 10, 2021 Roads: Nathan Woody

The road crew has finished up the asphalt patching, there are still some bad spots that we didn't get to this year but are scheduled to be done next year. The road crew has started leaf blowing to help keep our ditch lines and culverts from getting clogged. The Road crew will be scraping roads over the next few weeks as we blow the leaves off them to help with wash boarding. Weather permitting road crew will start cutting and chipping brush from road banks.

Equipment: We are still having trouble getting a fuel line for the Ford dump truck. All other equipment is in good working condition.

Fuel Usage: On road diesel: 120.7 gallons, Off road: 111.3 gallons, Gas:162 gallons

**Security Report** for October 2021 Staffing – We have a full crew at this time. We are preparing for ski season. This has been a very busy season for the gate staff and the number of workers has increased. Upcoming Events – Ski season.... Let it snow, let it snow. Gate Trends - Guests and workers – 2105 for 2021 / 2822 for 2020 Advanced Guests- 130 for 2021 / 924 for 2020 Preserve Gate- 141 for 2021 / 235 for 2020 Bar Code Lane- 7416 for 2021 / 6715 for 2020 Rover Trends – Roving ran 3007 miles in 2021 at a cost of \$832.68 / 1702 miles for 2020 Equipment Trends – The Jeep was serviced and one tire replaced due to rock damage at a cost of \$199.37. Supervisor Comments- Big Bald is secured for the season. I have talked with Nathan about some things that need to be addressed on the mountain to improve the water that runs down the road instead of the berms that are in place for this water. Ken Porche' SOS

## **Financial Reports**

[https://1drv.ms/b/s!AlfgwDK93\\_AhhTLMvW\\_1HYu5dt3S](https://1drv.ms/b/s!AlfgwDK93_AhhTLMvW_1HYu5dt3S)

[https://1drv.ms/x/s!AlfgwDK93\\_AhhTBSClbrQ-71smvc](https://1drv.ms/x/s!AlfgwDK93_AhhTBSClbrQ-71smvc)

## **Fire Safety Links**

<https://drive.google.com/file/d/1IEyjfVH-SfucGAT7-ZyDLPbiRVSnJqSn/view?usp=sharing>

[https://drive.google.com/file/d/1Qu3HKC4GfwZ-tOkO\\_WVB1xv8LsPHyxs9/view?usp=sharing](https://drive.google.com/file/d/1Qu3HKC4GfwZ-tOkO_WVB1xv8LsPHyxs9/view?usp=sharing)

[https://drive.google.com/file/d/1bpi9ffzxeE0nZp5\\_HbQ1tNh5gYUyVkTm/view?usp=sharing](https://drive.google.com/file/d/1bpi9ffzxeE0nZp5_HbQ1tNh5gYUyVkTm/view?usp=sharing)

[https://www.ncforestservice.gov/contacts/pdf/Miscanthus\\_Info\\_Sheet\\_Madison\\_Co.pdf](https://www.ncforestservice.gov/contacts/pdf/Miscanthus_Info_Sheet_Madison_Co.pdf)

[https://1drv.ms/b/s!AlfgwDK93\\_AhhTQTsgI35ImclaK3](https://1drv.ms/b/s!AlfgwDK93_AhhTQTsgI35ImclaK3)

[https://1drv.ms/b/s!AlfgwDK93\\_AhhTNhEUQquABxwlgv](https://1drv.ms/b/s!AlfgwDK93_AhhTNhEUQquABxwlgv)