

Wolf Laurel Road Maintenance & Security Homeowners Association

Minutes of the Monthly Meeting of the Board of Directors

February 9, 2022

Attending Meeting

Directors in Attendance: Shook, McMillian, Stapleton, Kessler, Barr

Directors via Electronics: Jantzen, Stone

Directors Absent: Simmons

Staff in Attendance: Louise Wyatt

Staff via Electronics: Suehonor Conner

WLPOA Liaison : Absent

Committee Chairperson in Attendance: Tedi McManus

Audience in Attendance: Brent McCaghren, Larry Veatch, Steve Wilcox,

Consent Agenda: *Shook moved to accept the consent agenda to approve the minutes, and to accept staff reports of Roads, Security and ARB, all presented at the previous work session. The motion was seconded, and motion carried. Copies of the staff reports are attached below.*

Financial Report: *Wyatt reported collection for homes were 48.5%, collections for undeveloped lots were 33.8%. in the month of January, the Road Maintenance Division was at 98.4 of their budgets, and the Security Division was at 87.5. Comparing January 2021 to January 2022*

Financial Committee Report: *Ron reviewed the reconciliation reports and found them to all be in order.*

Shook moved to accept the Financial report. The motion was seconded, and motion carried.

POA Liaison: *The new executive director of the Wolf Laurel POA could not attend due to a family emergency. Kessler reports that the POA noticed investors moving in and buying up to 30 lots throughout Wolf Laurel which represents a reduction in revenue of property owners that would have been members. The POA will be studying if they need to change the POA bylaws to require all lot owners to be a part of the POA per each lot they own.*

Cabin Fever Social is February 24th at 6 p.m.

The new mail cabin has a volunteer to prime the cabin and then it will be ready for painting. There will be a paint party and all volunteer's welcome.

Wilderness Report Tedi McManus reports that Madison County will include Yancy Wolf Laurel residents only in the cost share program only to primary residents and if its not a second home. Wildfire documents and links will be uploaded to the new website. Top of the Bald will also be given some fire safety documents. The whole month of May is Wildfire Preparedness Month.

ARB Committee: Stapleton said they defer the outdoor burning policy for a later date. We shortened the firepit policy. Two types of firepits will be allowed. We found out that a home on Oakridge which has no active construction permit but whis has old construction debris visible on the property, is now bank owned following a foreclosure.

B McMillian moved to accept the firepit policy. The motion was seconded, and motion carried.

McMillian moved to approve the amendment to the ARB Guidelines. The motion was seconded, and motion carried.

Website Staff are being trained on the new website and are very busy with intensive work on top of their regular duties and the board agreed to hiring a temporary staff person to help out.

Stapleton moved to accept website content. The motion was seconded, and motion carried.

Roads Report McMillian reports roads have been salted and ok. Salt supply is in good standing. Inventory of equipment and small tools is also in good shape.

Security Report Shook said the cell tower is not doing what they thought it would for radio and communications for security staff and are looking into a solution. Quad lift was down at the ski resort and they had a big crane on site to try and fix it.

Old Business None

New Business None

Visitors Comments `

Larry Veatch wanted to know if the road crew was aware of the damage done to McKinney gap, due to construction trucks.

Kessler said WLRMS is aware of the construction traffic and the magnitude of the of the project. The owner has a construction permit and appropriate construction which is being replenished as depleted in accordance with the ARB guidelines.

Larry Veatch also wanted to know if there has been any movement towards the percentage of homes available as rentals.

Kessler said the new website will be configured to keep track what homes are rentals.

Steve Wilcox asked if road crew does clean culverts on Gardenside of the leaves and debris.

McMillian said due to the extremely heavy rains we have had last night, there has been a lot of debris washed into the ditches, and the road crew will be working on clearing ditches and culverts.

ARB Report to the WLRMS January 2022

The ARB met for its January 2022 meeting January 12 , 2022 in concert with the January WLRMS Workshop without voice during the workshop and will hold a follow up meeting later in January if required.

Permits for December 2021 were

Tree- 4

Minor-1

Major-0

Interior-1

New-0

Old Business:

Fine from a prior Dog incident assessed to a property on Fox Den has been collected. The homeowners were anxious to have a successful closing on their home and through everyone's cooperation that took place. Thank you, Louise, and Suehonor for the teamwork that enabled us to collect that fine.

Received a letter from the property owner on Glenaire with the stalled renovation project and they state that they will have the debris removed within 30 days

New Business

Construction has slowed because of the winter weather issues. Permits are down.

Work continues with success on open and new lighting issues.

2 additional pole lights have been disconnected by the power company since my last report for a total of 3 in the past 3 months.

I visited new home construction on Hampton Gap and Unakite and spoke with the contractors and they are progressing well. Wish everyone was like that.

Most of the ARB meeting last month was working on formulating a set of policies defining and detailing what we believe the language in section 6.10 of the WLRMS Covenants with regards to "outdoor fires" means. Many of the ARB members are present for today's workshop on fire mitigation. This presentation will probably be a key part of the policy recommendation the ARB makes to the WLRMS for adoption.

Visited and welcomed the new homeowners on Fox Den and explained prior open lighting issues on that property and sent them electronic copies of the WLRMS covenants and ARB Guidelines.

Wolf Laurel Road Maintenance

Monthly Report

February 9, 2022

Roads:

- *Wolf Laurel has received 24 inches of snow since my last road report which required 152.5 hours overtime over the month of January. 87.5 hours performed by hourly employees, 65 hours by salary employee.*
- *With the freezing and thawing on top of all the snow plowing there are numerous amounts of muddy spots accruing. The road crew is trying to address the spots that are impassable when Arrington Trucking is available to haul due to the fact that our Ford L9000 is down because of a major fuel leak on the motor. I am waiting on a mechanic to call back and schedule a date to take it in for repairs.*
- *There is a salt shortage this year, our distributor said he might get some in next week but no promises.*

Equipment:

- *One of our Curtis salt spreaders has been giving some trouble with the hydraulic motor, I called about a replacement, but they are 6 months out.*
- *We had to replace snow tires on the Dodge and GMC plow trucks.*

Fuel usage:

- *On road diesel: 168.8 gallons*
- *Off road diesel: 213.6 gallons*
- *Gas: 283.5 gallons*

February 9, 2022

Security Report for January 2022

Staffing – *Most of the staff are doing well. Chuck has been a little under the weather.*

Upcoming Events – *End of ski season.*

Gate Trends – *Daily Log - 6975
Guests and workers - 248
Advanced Guests - 55
Preserve Gate - 0
Bar Code Lane - 3661*

Rover Trends – *2194 miles @ a cost of \$715.43 for fuel*

Equipment Trends – *Swapped out summer tires to winter tires.*

Supervisor Comments – Both of the new employees are coming to the end of their probationary period and are doing well. They are an asset to the Wolf Laurel security team. If you get a chance, drop by the security gate, and observe the staff at work.

Ken Porche'
SOS

Wilderness Committee Report

- The Jan. 12 wildfire presentations by Jen Haas of Mountain Valleys and Bo Dossett, Madison Co. Ranger of NC Forest Service, were informative and well-received. Jen followed up and sent us several resources and copies of their presentations which will be posted on the WLRMS website.
- An eblast about the 2022 Wildfire Mitigation Cost-share Program was sent out to owners this week.
- A wildfire article will be prepared for the next Top of the Bald with links to the various wildfire resources from Jen.
- May 7, 2022 is designated as Wildfire Community Preparedness Day by the National Fire Protection Association. The Wilderness Committee will begin planning an event for that date to raise wildfire awareness in the community. A \$500 grant application from State Farm will be submitted to provide funding for the event.

Fire-pit policy

This policy is intended to clarify the intent of the WLRMS language on; Fire-pits, Fireplaces and similar structures referred to in Article 6.10 (a) Fires of the WLRMS Covenants.

An approved fire-pit will conform to the following specifications:

Fire-pits may be used when following the manufacturer's instructions and conditions and under the following conditions.

a) The fuel area is not greater than 40" in diameter and they have a cover.

b) They are not used on decks to burn combustible material such as; wood, pellets, and charcoal.

c) They are located at least 15 feet from any structure and not located under trees with limbs or branches within 15 feet or less above or around the fuel area of the fire-pit. These distances must be maintained through the use of regular trimming.

d) They are not used to burn leaves.

e) They are never unattended while in use.

f) They must be surrounded by at least 3 feet of non-combustible material such as rocks, gravel or sand and this area must be kept clear throughout the year. Do not place the fire pit over combustible material.

g) Keep the fire pit at least 50 feet from any propane tanks. This is not referring to a portable propane tank used to fuel the fire-pit.

h) No accelerants such as gas or lighter fluid should be used to ignite the fire.

i) There should be a shovel, working water hose and rake nearby.

j) It is illegal to burn; garbage, paper, cardboard, tires, building materials including lumber or chemicals. Only firewood, pellets, charcoal designed for a fire pit use may be burned.

k) Propane fueled fire-pits are permissible and must follow the same regulations as wood fueled fire-pits except that certain propane fueled fire-pits may be used on deck areas if permitted by the manufacturer.

l) Ashes removed from a fire-pit must be placed into a metal container with a lid and kept their until fully extinguished.

m) Property owners are responsible for the safe use of fire-pits by their invitees and responsible for informing them of all WLRMS governance and regulations concerning their use.

n) Permanent fire-pits as with all construction per article 4 of the WLRMS Covenants, must have their plans for construction submitted to and approved by the ARB in advance of any such construction. This includes the construction of outdoor fireplaces. Owners of Fire-Pits in existence prior to the effective date of these specifications should apply for ARB inspection and may be approved as grandfathered structures provided that the ARB finds sufficient safety measures are present in its reasonable discretion.

DRAFT