

Wolf Laurel Road Maintenance & Security Homeowner's Association

Minutes of the Monthly Meeting of the Directors

April 15, 2022

Attending the Meeting:

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

Directors in Attendance via Electronics: Stone, Jantzen

Staff in Attendance: Louise Wyatt

Staff via Electronics: Suehonor Connor

WLPOA Liaison in Attendance: Steve Wilcox

Audience in Attendance: Brent, Larry Veatch, Jim Klumpp

Call to Order:

The Meeting came to order at 10:01

Consent Agenda: *Motion to accept the Consent Agenda, Stapleton Moved, the motion was seconded, and the motion Carried.*

Financial Report: *Louise Wyatt*

Three Months into 2022 Road Maintenance expenses as of the end of February are 20% of the 2022 road budget, and Security expenses are 20% of their 2022 budget. Comparing March 2021 to March 2022, Road Maintenance expenses are 85% of last year, and Security expenses are 83%.

Year to end of March collections of 2022 assessments: 88% Homes & 68% Lots have paid.

Acceptance of financial reports was deferred due to discussions still ongoing with the CPA's on how to show reserves on the financial reports.

Wyatt reported that the CPA firm performing the audit had been on site and carefully reviewed the processes of accounts payable and payroll. Tax returns were in process and as the filing deadline was in the coming week, returns would need to be signed by an officer. Kessler Moved to authorize any officer or to authorize their electronic filing, each may act independently (that is, any one officer may sign the returns without all having to sign). The Motion was seconded, the Motion was carried.

Stone to sign the 2021 tax returns reported that because ARB construction deposits are potentially refundable if the number of loads and construction traffic is less than anticipated, funds are held in a separate bank account. He has not yet completed his review of the process of ARB road deposits from start to close out of each owner's account.

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

POA Liaison: Steve Wilcox

The POA board is looking for two temporary board members until their July elections. because one board member died and one resigned. The POA is working on a contract for the package room for non-village club members. This summer there will be a few improvements with a new hot water heater so people can take a shower after a swim and also wash their hands in warm water. The POA will replace handrails on bridges and replace a broken fence at the playground.

The POA is getting close to naming the old motel. Wilcox said they needed the deadline for the new directional sign going up.

Road Report: No updates

Security Report: Discussion on new permanent signs for directions to the ski lodge, Pizzeria grill, and summer biking. We are getting quotes from several sign companies and should choose one soon. The signs will be made of resin, reflective, 4x6 signs and will match in coloring with the other directional signs in Wolf Laurel. Kim English said that Ski Wolf Ridge would pay for half.

Shook reminded the community it is now the season when Appalachian Trail hikers may pass by our community, and Security is attentive that some hikers, either lost or wandering, may stray into the community and need to be directed back to the trail.

Facilities Report: No updates

Technology Report: Stone reported that the new platform would be rolled out to the community very soon. The system comes configured to send two notifications to owners about logging on for the first time, and periodic reminders until the resident logs on. While the system most owners will simply explore the system to learn how to use it, Stone also made a recorded video to walk people through the new website.

Kessler reported that the new platform contains a public website, and the board has already approved most of the content: a Location tab with directional maps to the Wolf Laurel Gate, the community map, and the community map's QR code; Contact Us tab, an About tab with a description of the community, advantages of being resident owned, how to visit the community, and a Community tab with images of the community. The committee proposes to add under the About tab two subpages, one devoted to information a realtor would find helpful and one devoted to a limited list of things to do in Wolf Laurel and the surrounding area.

Motion: McMillan moved to approve the new websites content of "Things to Do" and Realtor's Page with addition of the drone exemption policy. the motion was seconded, and the motion Carried.

ARB Report: No updates

Old Business:

We did not get a grant for Wildfire Preparedness, so we are going to make the most out of the free benefits of tools provided by the fire service. Shook suggested a galvanized small bucket with a lid on for the hot ashes until they cool down enough to dispose of. The next group of home assessments for home fire preparedness is May 13th.

New Business:

Motion: *Shook moved to approve an Event Committee of Simmons, Wilcox, Kessler, Barr, for our 10th anniversary of becoming a resident owned community. The motion was seconded, and the motion Carried.*

Visitors Comments:

Jim Klumpp asked if WLRMS would co-sponsor an event the Historical Society is planning on the history of Wolf Laurel leading up to becoming a resident owned community to be held in August. Kessler responded WLRMS would not be able to co-sponsor the event.

Brent McCaghren said he commended the board for all their tireless efforts and all that we do for the community.

Brent said he heard a pernicious rumor on the mountain that the Old POA's mail cabin was going to turn into a visitor's center with a brochure structure and wanted to know if there was any truth to that, because this was the POA's role, and he opposed WLRMS using the cabin for this purpose. Kessler said that when the board approved exchanging properties with the POA the WLRMS board-imposed a a financial constraint of \$10,000.00 as the maximum amount of funds which may be spent on the cabin property, and those funds were intended to address the subsidence of the bank supporting the cabin and to stabilize the chimney's masonry façade which appears to prevent falling stones. Those two items will probably leave no funds remaining to perform mold remediation or to take other steps to make the cabin safe for public occupancy. We are also an equal opportunity housing provider and subject to FHA rules of accessibility unlike private clubs such as the POA. The historical society also had ideas for it, but any idea which draws visitors to the cabin brings a traffic congestion back to the front gate area. Having solved the traffic problem at the gate by moving the packages elsewhere we would not want to create another one.

Brent complained about the number of traffic signs on the approach to the intersection of Big Bald Rd and Wolf Laurel rd. Kessler said we will check for duplication.

ARB Report to the WLRMS April 2022

The ARB met this month Tuesday, April 5, 2022.

Permits for March 2022 were

Tree- 2

Minor-2

Major-0

Interior-0

New-0

Old ARB Business:

Discussed and gave update on uncompleted and stalled home on Hanging Rock.

Discussed new home construction on El Miner looks like it will not be completed before permit

New ARB Business

Construction still slowed as a result of the winter weather issues. Permits are down.

Work continues with success on open and new lighting issues.

Reviewed another home on El Miner that is nearing the end of its new home construction permit and looks like it will not finish before that date.

Discussed the latest information on foreclosed home on Oakridge Road.

Wolf laurel Road Maintenance

Monthly Report

April 6,2022

Roads:

- *Road crew has started the first phase of our five-year road plan, we have started cleaning ditch lines, reshaped our roadbeds, and applied gravel.*
- *Road crew has hauled 41 loads of ABC-M and 4 loads of ¾ wash stone, 32 of these loads were applied to the five-year plan.*
- *Spoke with Carolina Cat rental about a trackhoe to fix slide areas the cost per week is \$3,000 plus tax and freight.*

Equipment:

- *Had to replace two of our chainsaws one was the Husqvarna 372XP chainsaw the cost for this was \$1,167.80 the other one that was replaced was the echo cs-370 it was replaced with a Stihl ms 180 the cost for this one was \$235.39.*
- *Replaced the two front tires on Cat backhoe cost for this was \$609.00*

Fuel Usage:

- *On road diesel: 156.5 gallons*
- *Off road diesel: 421.6 gallons*
- *Gas: 139 gallons*

April 6, 2022

Security Report for March 2022

Staffing – Staffing is good at this time.

Upcoming Events – Biking events

Gate Trends – Daily Log- 2126 in 2022 / 1633 in 2021

Guests and workers – 333 in 2022 / 495 in 2021

Advanced Guests- 66 in 2022 / 0 in 2021

Preserve Gate- 46 in 2022 / 141 in 2021

Bar Code Lane- 4332 in 2022 / 4736 in 2021

Rover Trends – 2066 miles @ \$848.22 in 2022 / 1544 miles @ \$436.82 in 2021

Equipment Trends – Normal wear and tear. Upcoming Jeep repairs.

Supervisor Comments- I want to thank everyone for their thoughts and prayers. I want to thank my staff for stepping up and I most want to thank Debbie for taking over for me. Job well done by all.

Ken Porche'

SOS