

**Wolf Laurel Road Maintenance & Security Homeowners Association**  
**Minutes of the Monthly Meeting of the Board of Directors**  
**September 16, 2022**

**Attending**

Directors in Attendance: Gayle Barr, Steve McMillan, Eddie Shook, Jim Simmons  
Directors via Electronics: Cynthia Kessler, Tedi McManus, Greg Meier, Ron Stone  
Staff in Attendance: Tabatha Orlando, Louise Wyatt  
Staff via Electronics: Suehonor Connor  
WLPOA Liaison in Attendance: Steve Wilcox  
Audience in Attendance: Theodore Meyer, Larry Veatch

**Call to Order**

The meeting was called to order by President Stone at 10:01AM.

**Approval of Consent Agenda** (Previously reviewed by board and prepared for approval)

September Road Supervisor's Report (Attachment A)  
September Security Supervisor's Report (Attachment B)  
September ARB Chair's Report (Attachment C)

Upon **motion** (ES) duly seconded, the consent agenda was approved.

**Approval of August 19, 2022 Board of Directors Meeting Minutes** (Previously reviewed by board and prepared for approval)

Upon **motion** (GB) duly seconded, the August board meeting minutes were approved.

**Financial Report**

**Monthly financial reports to August 31, 2022, including cash flow report (Wyatt)**

Year to date as of August ( $\frac{2}{3}$  of year), the collection of 2022 assessments is 97.1% of homes & 78.3% of lots. For the month of August, the 2022 budget is at 58.33% (8 months). Road Maintenance is at 58% of their 2022 budget. Security is at 56% of their 2022 budget. Comparing August 2021 to August 2022, Road Maintenance expenses are 93% of last year and Security expenses are 99% of last year.

**Treasurer's report on reconciliation of accounts (Stone)**

Bank statements and financials have been reviewed, and all are in order and balanced.

Upon **motion** (JS) duly seconded, the monthly financial reports were approved.

**WLPOA Liaison Report (Steve Wilcox)**

POA appreciates the information sign at the WL entrance.  
Finances are in good shape.  
Village Club - POA continues to add new Village Club members.  
Facilities - Working on handrails on bridges and pool area. Pavilion in need of roof repair.

Package Facility - New lock system has been delayed and is expected to be installed sometime next week. Requesting bids on replacement of back wall. Working on improved bumpers for the parking lot and a new heating system.

Dog control - POA will put up signs to leash and clean up after dogs in Village.

Rental properties - Ad hoc committee continues to discuss options to accommodate increased use of VC amenities by renters.

Bluebird boxes - Five locations on POA property have been identified for installation of newly constructed bluebird houses. WLCC declined POA's request to place some along the fairways.

## **Committee Reports**

### **Facilities (Simmons)**

Mailboxes - A new mailbox pedestal is being installed at Hampton Gap, but waiting to receive new numbers before installing mailboxes on it. Kessler and RMS staff drafted a letter to send to presidents of HOA's about mailboxes. The committee plans to arrange a meeting with HOA's before sending an eblast/letter to notify owners they may no longer use WLRMS mailboxes. The Post Office has a list of roads within the WLRMS HOA. Addresses on these roads are the only ones allowed to have WLRMS mailboxes. Postal regulations require all HOA's to provide mail delivery boxes for their HOA.

The WL logo sign purchased by an owner is now in Facilities' possession and waiting to be installed.

Water Tank - Simmons met with Nathan Woody and Ebbs Chapel Fire Marshall about a new water tank. The fire chief is working with fire engineers to determine specifications for inlets and outlets. A fire hydrant will be installed. Tank size will be 3900 gallons, operating with a float switch. Stone requested that the fire chief and engineers be invited to speak at the October work session

### **Road Maintenance (McMillan)**

Gravel - There was a previous lengthy discussion about gravel providers - Weaverville versus Marshall. Some property owners believe Marshall gravel to be of better quality than Weaverville which is currently used by RMS. As a result, the roads crew will lay 15 loads of Marshall gravel as a test, starting next week, from the ski lodge up Glenaire onto El Miner to McKinney Gap. RMS will evaluate how that stretch of road fairs over time and whether it would be advantageous to switch from Weaverville gravel to Marshall. RMS will need to determine whether it would be worth the extra cost of \$8-10,000 per year.

### **Security (Shook)**

Signage Status - Barr presented the design for three new directional signs to the POA. The POA has agreed to contribute \$1,000 toward the cost of the signs. The cost of three 2x3' signs from Snyder Signs in Johnson City, TN is \$3,173.31. Installation will be done in-house. Two signs will direct owners/guests toward the ski area and POA annex and one will direct owners/guests to the ski area only. After some discussion, it was decided that the signage cost will be drawn from the gatehouse renovation budget. WLRMS will write one check for the total amount to Snyder Signs, and will ask the POA to write a check to WLRMS for their \$1000 contribution.

Upon **motion** (ES) duly seconded, 3 resin signs (2x3' ea) from Snyder Signs for \$3,173.31, of which \$1000 will be paid by WL POA, were approved.

## **Other committee reports - None**

### **Old Business - None**

### **New Business**

#### **Wilderness Committee (Stone)**

Stone and McManus discussed changing the name of the Wilderness Committee to Natural Resources, and rolling Wilderness Committee functions into the Facilities Committee. There was also a discussion of including Dark Sky lighting violations under Natural Resources. Wildfire Mitigation will remain under Natural Resources.

Upon **motion** (CSK) duly seconded, transfer of Wilderness Committee functions to a subcommittee of Facilities called Natural Resources was approved.

#### **Preparations for Big Bald Rd Paving Project (McMillan)**

McMillan would like to start the process to secure a contractor for the 2023 Big Bald Rd paving project. The road crew has formed a good working relationship with Fox Brothers Paving over the past year. They are local, reasonable, and work well with the road crew. The WLRMS Financial Policy requires that three bids be solicited for any project over \$5,000. After discussion, it was decided that McMillan and Nathan Woody will ask Fox Brothers for their recommendations and specifications for the Big Bald Rd paving project. These will be submitted to Orlando, who will send the specs out to multiple contractors and request estimates.

A **motion** (SM) duly seconded, to seek multiple estimates to commence the process of repaving Big Bald Rd in 2023 was approved.

#### **My Green Condo**

Board members should receive an email notification from mygreencondo.com when an owner sends a message to the board. Contact Orlando for assistance.

#### **Preliminary 2023 Budget and Assessments (Stone)**

Stone and Orlando started a preliminary budget for 2023. Expenses were raised by 5%, in line with the annual assessment adjustment. This would increase each homeowner's assessment by approximately \$60. Other changes include: an additional \$50,000 for "Other Income" from home sales, and an increased budget for the road crew's vehicle maintenance and repair, for legal services to increase assessment collections, and for unidentified expenses for roads and security. It was requested that money drawn from the unidentified expenses budget would require board approval. Stone would like to reduce bad debt by \$25,000. Money for renovations of the log cabin (\$10,000) should remain in the budget for safety purposes.

### **Audience Comments**

#### **Theodore Meyer**

Meyer expressed concern about the increased rental properties in Wolf Laurel and the impact on the community. He suggested that WLRMS consider changing its covenants to restrict rental properties. The board commented that it sounds like the POA is struggling with how to deal with increased vacation

properties and asked if the POA has considered not accommodating rental properties. Why ask RMS to restrict rentals instead of POA? A WLRMS short-term rental task force looked at covenants and developed best practices to minimize impact on the community. Emphasis should be placed on the need for renters to comply with covenants to avoid disturbing neighbors. Vacation rentals have fueled sales in WL in the past 2 years, and many long-term property owners wanted to capitalize on the soaring real estate prices. The market can turn on a dime, so WL may not continue to have such high sales or rentals.

### **Larry Veatch**

Article contributions for the Nov. 1st Top of the Bald publication are due by Oct. 15. Veatch encouraged the community to attend the pickleball tournament in memory of Lloyd Parker.

Veatch would like to see a restricted number of rentals in WL. He referred to the RMS Short-term Rental Task Force report which states that best practices should seek to achieve “the happy renter, the happy rental owner, and the happy WL neighbor.” Veatch feels the priority for the HOA should be for the people who live in WL above renters. WLCC is also discussing the impact of increased rentals in WL.

Veatch asked what is the plan for maintenance of McKinney Gap before the projected 2026 repaving project, and whether patches will be done within the next 6-9 months. The board responded that there will be ongoing interim maintenance prior to 2026, but no patches within the next 6-9 months. Veatch asked if the McKinney Gap repaving project will include the paved part of El Miner. The board responded that smaller paved sections such as El Miner will be repaved after McKinney Gap. Veatch encouraged the board to take a ride down the 1.8 mile of El Miner from the Country Club to see how rough it is.

### **President’s Response to Comments**

President Stone thanked the audience for their comments.

### **Five-minute break**

### **Executive Session**

The board met in an executive session to discuss personnel concerns.

### **Adjournment**

The meeting was adjourned at 12:49.

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## **Attachment A**

### **Wolf Laurel Road Maintenance Monthly Report September 7, 2022**

#### **Roads:**

- The Big Bald Rd culvert project is almost finished, this project was prolonged due to other emergency projects that came up on the mountain.
- Road crew has applied 12 loads ABC-M to our gravel roads.

- We plan on mowing the right of way on the gravel roads within a couple weeks, this will be the last time we mow this year.

Equipment:

- The CAT backhoe had to have a front seal put in the transmission/transfer case due to driveline failure. The cost for this was \$480.39 for parts, \$492.20 for labor. We had to rent a backhoe from Carolina CAT while this machine was down the cost for this was \$2,600 plus delivery/pickup fees and tax.
- The track on the 305E trachoe had to be replaced at a cost \$2,463.88. this was installed by the road crew.
- The Mahindra tractor had to be put in the shop to replace the turbo cost for parts and labor was \$2,323.58

Fuel usage:

- On road diesel: 184.6 gallons
- Off road diesel:259.6 gallons
- Gas: 75 gallons

-Nathan Woody, Road Maintenance Supervisor

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**Attachment B**  
**Wolf Laurel Security Report**  
September 7, 2022

**Security Report for August 2022**

**Staffing** – We are short one roving patrol.

**Upcoming Events** – Fall Festival at the Country Club

**Gate Trends** – Work Requests through the gate – see MGC

Guests and workers through the gate – see MGC

Bar Code Lane - 7403

Rover Trends – 1544 miles at a cost of \$429.80

**Equipment Trends** – The Jeep has been repaired (rear end and brakes) at a cost of \$2,057.13.

**Supervisor Comments**- The crew is in good spirits, looking forward to the arrival of the new employee.

-Ken Porche, SOS

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**Attachment C**  
**Wolf Laurel Architectural Review Board**  
**Monthly Report**  
September 7, 2022

The ARB meeting was held September 6, 2022

Permits for August 2022 were:

Tree- 7

Minor-8  
Major- 0  
Interior-1  
New-1

**Old Business:**

New Home located at Hanging Rock completed .

New home at Big Bald and Hanging Rock.has resumed construction with new owner and contractor. Can't find the septic tank.

Stalled new home on El Miner - new framer (from Asheville) has started to frame the walls.

Other stalled home on El Miner (formally Etheridge Home) is nearing completion.

Home at 764 Phacelia in overgrown state with abandoned car, 2018 decal. Current in assessments. Sent letter asking the lot be trimmed and abandoned car be removed.

ARB voted to send a letter to a property on spring valley about cleaning wood debris on lot. I drafted the letter and met with property owner . He committed to removing the debris as soon as he returns on September from Florida. Haven't check back. Will do so this week. Update- work has begun.

Security motoring incident involving an property owner and a CC employee on wolf laurel road, Update. Interviewed property owner and left message for CC employee. Spoke with CC.

**New Business:**

Lighting issue on Trillium and Grouse Thicket.

Visited a property and spoke to owner yesterday where someone cut trees without a permit on someone else's property near golf course.

-Mike Stapleton, ARB Chair