

**Golden Valley Estates Homeowners Association
General Meeting – October 20, 2018, 12:00 noon – 2:30 pm
Cherry Mountain Fire Station
5841 Bostic Sunshine Hwy, Bostic, NC**

Welcome and Call to Order

The Golden Valley Estates Homeowners Association met on Saturday October 21, 2018 at the Cherry Mountain Fire Station. Christy Bryant, GVE HOA President, welcomed everyone and called the meeting to order at 12:10 pm.

Invocation

The invocation was given by Francis Holt.

Lunch

After lunch the meeting resumed at 12:48 pm.

Introductions – Board of Directors

Board members present: Christy Bryant – President, Gil Zmithrovitch – Secretary, Steve Cardo – Treasurer, Directors – John Higdon, Francis Holt, John Hayes, Shannon Kinder, Bruce Roberts. (Roger Wentz, Vice President was absent.)

Secretary’s Report – Christy Bryant

The minutes from the April 21, 2018 meeting were handed out at the meeting. There were no objections to the minutes. Therefore, the minutes were accepted, with the following comments:

- Dick Estes, Lot #101 asked about the cost of sealing the cracks was. Bruce Roberts said cost was about \$21,500.00. Dick also stated that sealing the cracks was “a terrible job” and that the cracks should have been cleaned out prior to sealing.
- Jim Carnevale, Lot 47, thanked the board for the small assessment and commented that any future sealing needs to be done properly. He stated it was not a very good job.

Treasurer’s Report – Steve Cardo

- Current Financials
 - Steve reviewed the Profit & Loss Budget vs Actual October 1, 2017 through August 14, 2018. A member asked how much was in the bank account. Steve replied \$100,000. The treasurer’s report was accepted.

Gate Update – Francis Holt

- Since the Spring 2018 meeting, the gate system has been grounded. There have been no more panel boards damaged by lightning strikes since this has been done.
- The existing gate subcontractor quoted a new gate system for about \$4000.
- A second quote was received by a gate contractor that maintains Yellow Top’s gates for \$9000 for a new gate system. This company also reviewed and identified some maintenance issues with the current gate.
- Because gates are now working, Francis recommended holding on this work.
- Dick Estes, Lot #101 stated that the best gate system can be purchased for \$22,000. He will give information to Francis.
- Joe Myers, Lot #28, asked whether the gate codes have changed yet.
- John Kinder, Lot #99, also questioned how owners are supposed to find out about the gate code change.
- Christy stated they will be changed in January and that everyone will be notified via email and will be stated on the HOA dues invoice.
- Pat Coffey, Lot #69, stated that a small tree is on the phone lines near the front gate. (This has since been removed.)
- Francis Holt, Lot #71 questioned who cuts the trees and who pays the cost of doing so at the gate area.

- Brenda Holt, Lot #71, stated that Carol Davis called REMC and they would come out to remove the tree.
- Francis also indicated that he and Brenda have a box of gate remotes for sale if anyone needs them.

Front Gate Camera/ Internet Installation – Francis Holt

- Internet/ camera service equipment has arrived. Brian to hook up. Brian has not been responsive to Francis request for the work to be done.
- Bruce Roberts, Lot # 65 asked who has the spare parts for the gate. Francis said Brian has some parts and Carol Davis has some parts, the value of which should be \$300-\$400. Francis also indicated that several spare boards had been used before the grounding prevented further damage to the boards.

Website – Shannon Kinder

- The purchase of the web domain will be completed by the end of the year.
- HOA dues for 2019 will be able to be made through the website via PayPal.
- Currently the website address is GVEHOA.wordpress.com This will change when the web domain is purchased. There is also a Facebook link on the website.
- Georgia Hollis, Lot #35 asked if the website and Facebook are public. Current website does not have secure access. Facebook access has to be approved. Shannon Kinder and Kelly Higdon update the Facebook page.
- Karen McCall, Lot #3, recognized Shannon’s work on the website.

Yellowtop HOA – Gate at Arbra Way – Christy Bryant

- Christy stated that the gate is now locked and equipped with a camera and light.
- Christy stated that Yellowtop’s camera picked up a few walkers and an ATV between the two communities.
- Dick Estes, Lot 101, stated that everyone should have access to bolt cutters to get through gate in the event of an emergency.
- Bruce Roberts, Lot #65, stated that the emergency exit sign should be removed.
- Kelly Higdon, Lot #40 shared her concerns about how to get off the mountain in case an emergency situation blocks the gate.
- Dick Estes, Lot 101, reminded everyone that GVE turned down an opportunity to spend \$5000 to help maintain the road between the Yellowtop and Golden Valley Estates several years ago.
- Christy Bryant will follow up further on access through gate in the event of emergency / fire.

Snow Removal – John Higdon

- John Higdon has requested quotes for snow removal and to date has not received any replies.
- John went on to say that this is a two-edged question between full time and part time residents. He indicated that he understands that snow removal is important for full time residents but that part time residents may not want to pay for it. He indicates that he gets a hotel room if storm is coming and he needs to be able to get to work.
- Shannon Kinder, Lot #99, indicated that it is very important for her to be able to get to work in the event of bad weather and that snow removal is important to her.
- Dick Estes, Lot 101, stated that Clayton Self stated the snow removal part of the proposal was crossed off the contract. The board confirmed that it was never in the contract as Steve Cardo typed the contract to Clayton Self. Dick to forward Clayton’s snow removal proposal to John Higdon.
- Georgia Hollis, Lot #35, stated that her other HOA has a tier system for HOA fees. Tier system is for lots with and without homes. She asked whether this system could be incorporated for snow removal.
- Jim Carnevale, Lot #47, said he owned a snow removal company on Long Island. He cautioned that if snow removal goes forward, we should be careful of the fees and who is authorized to initiate the snow removal. He also cautioned not to use salt on the roads, as it will damage the roads.

Real Estate Update – Karen McCall

- Karen stated that there were 3 homes sold this year.

- Karen also indicated that lot prices are widely scattered, from \$19,000 to \$79,000. She is closing on some very low-priced lots in order to try to get them off the market. A surplus of lots causes the price to go down. A lot of outside real estate agents not familiar with the area are listing lots at prices that don't make sense.
- Karen also reviewed that there were HOA members outside the gate because when the community was created the gate was not in place and was intended to be further down the mountain. These members do not receive benefits from the HOA and therefore do not pay dues. Christy Bryant confirmed this as well. This is recorded in the property records.

Road Maintenance Committee – Gil Zmithrovitch

- Gil reviewed the Road Committee report and goals of the committee's work prior to the next HOA meeting in the spring (refer to the report, attached to these minutes).
- Jeffrey Finch, Lot #48, asked what will happen to the Special Assessment money that has not been spent. Christy Bryant proposed putting this money in a separate account earmarked for the road maintenance. This money will only be used for road maintenance.
- Pat Coffey, Lot 69, asked whether we will do the Special Assessment repeatedly? Gil responded that we should wait for the engineer's report and recommendations, which will be available by the Spring 2019 meeting.
- If sealing is recommended by the engineer, sealing should only be done during the summer when the roads are dry and hot. Jim Carnevale, Lot #47, confirmed this, based on his experience.
- Dick Estes, Lot 101, asked how much the engineering firm study would cost. Gil confirmed that the cost would be about \$11,000. Dick recommended that the engineering study not be done.
- Bruce Roberts, Lot #65, requested a motion to proceed with the sealing of the roads.
- Ellen Zmithrovitch, Lot 77, made a motion to proceed with the engineering study as agreed to in the Spring 2018 meeting prior to any work being initiated. Motion was seconded by Georgia Hollis, Lot #35 and others. The motion carried after a vote, with only 2 against.

Lot Issues Impacting Right of Way – Francis Holt

- Francis stated that at times there are downed trees extending from someone's property into the right of way. These trees need to be removed and have been removed at times by volunteers and some contractors at the HOA's expense. Francis indicated that the lot owners should be responsible for this.

Delinquent Dues – Steve Cardo

- Steve confirmed that there is one owner delinquent on dues, but there are 12 owners who have not paid the special assessment.

Open Floor

- Dick Estes, Lot 101, that his property is for sale and he is going back to Maine to be closer to family. Dick asked if anyone has been aware of what is being built along Luckadoo Mountain Rd, which is an "open septic dump" for Jellystone Park. He indicated that no one from the board went to the public meetings where this was discussed.
- Francis Holt, Lot #71, stated that it has been noticed by many people that the construction from Jellystone is causing dirt, mud and rocks to be left on Fire Tower Road.
- Bob Derro, Lot 123, asked whether there had been any recent thefts. Karen McCall, Lot #3, indicated that a person was identified via camera. When police went to this person's home, a lot of stolen items were found. The person was apprehended by law enforcement.
- Georgia Hollis, Lot #35, asked when the dues were due. Steve Cardo responded that dues were due January 31, 2019.
- Dick Estes, Lot 101, stated that the landscaping in the gate area needs to be attended to and suggested calling Clayton Self to do this.
- Karen McCall, Lot #3, stated that reflective address signs are available from the fire department for a fee.
- Steve Cardo indicated that he will make the annual donation to the Cherry Mountain Fire Department.

- Diane Atwell, Lot 125 and 128, was recognized for her hard work on the directory.

Door Prizes

Next Meeting – April 20, 2019

Adjournment at 2:30 p.m.

Attachments:

- Agenda
- Copy of Meeting Sign-In Sheet
- April 21, 2018 Meeting Minutes
- Profit & Loss Budget vs. Actual Oct. 1, 2017 through August 14, 2018
- Road Committee Report Dated October 13, 2018

Submitted by Gil Zmithrovitch, Secretary GVHOA
November 3, 2018