

**Golden Valley Estates Homeowners Association
General Meeting – April 13, 2019, 12:00 noon – 2:50 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 April 13, 2019 at the Cherry Mountain Fire Station. Christy Bryant, GVE HOA President, welcomed everyone and called the meeting to order at 12:05 pm.

Invocation

The invocation was given by Francis Holt.

Francis asked the membership to keep the Bishop's (Lot 70) granddaughter in their thoughts and prayers as she undergoes medical testing.

After the meeting, Francis also shared that Lee Davis (Lots 12 & 13) is also facing medical issues as well and with Lee Davis' approval, asked that we keep Lee in our thoughts and prayers as well.

Introduction of new neighbors/ members

Gil welcomed the following people to our community:

John Armentrout, 455 Mountain Lookout Drive

Paul & Jill Boone, 446 Valley View Drive

Melissa Wright & Sonnet Roche, 132 Idlewild Drive (absent)

Chris and Nicole Holliday, 265 Idlewild Drive

Lunch

After lunch the meeting resumed at 12:50 pm.

Brenda asked if anyone would be interested in helping her with the food ordering/ prep for the next meeting. Pat Coffey, Lot 69 and Diane & Don Atwell (lots 125 & 128) volunteered.

Introductions – Board of Directors

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

Secretary's Report – Gil Zmithrovitch

The minutes from the October 2018 Fall Meeting were emailed to all on April 6, 2019. There were no objections to the minutes. Therefore, the minutes were accepted.

Treasurer's Report – Christy Bryant for Steve Cardo

- Current Financials (Hand-out dated April 6, 2019)
 - Christy reviewed the Profit & Loss Budget vs Actual October 2018 through September 2019.
 - Rick Garner, Lot 44 asked if the "Tree Service" budget of \$4,200.00 included "Landscaping". Christy clarified it did not.
 - Motion to accept the budget (Lot 25), second by Lot 44. Therefore, budget was accepted by the membership.
 - There are a few owners that owe the "Special Assessment" and a year or two HOA dues. One owner is behind several thousand dollars and Christy stated this property will be lienied shortly.

Roads Update

- Gil introduced the "Roads Committee" (Christy Bryant, Rick Garner, John Higdon & Gil Zmithrovitch) and summarized what has been done since the Fall Meeting. Hand-out (Part 1) was passed out and copy is attached.

- S&ME's Engineer, Vlad Mitchev, Gave a presentation to the membership. Copy of what was presented is attached.
 - John Higdon asked Vlad what work should be done first. Vlad said the report suggests patching, correcting dips and properly filling the cracks. After this work is completed rejuvenator could be looked at as the existing roads have oxidized. The exposed asphalt liquid evaporates and the surface is left rough with exposed aggregate. Rejuvenator adds the liquid back to the asphalt. Rejuvenator costs about \$1.50/ square yard. Vlad stated that if rejuvenator is done, stay away from coal tar based products. There is a potential for well contamination. They are not environmentally friendly. Soy based products work well and are environmentally friendly.
 - Rick Garner stated that it might make sense to price an overlay of new asphalt in lieu of a rejuvenator because it will last longer. The Roads Committee is working with the paver to budget rejuvenator and an overlay for comparison.
 - The Roads Committee will be working on a Phasing Plan to determine which roads need rejuvenator or overlay first based on the condition and use of the roads.
 - With the presentation completed Vlad asked if there were any other questions he could address. No other questions were raised so we thanked Vlad and his group for the work they completed and the report they issued. At this point Vlad thanked everyone for the opportunity to help us and excused himself.
- Miscellaneous Road Topics:
 - John Higdon reviewed his research about snow removal and the impact on roads. He explained he is a member at Yellowtop as well and Yellowtop just completed an in depth review of snow removal and decided not to pursue snow removal for several reasons, one reason being damage to the roads. Yellowtop has put minutes from there board meetings on their website. Some of the reasons for not performing snow removal at Yellowtop are as follows:
 - Salt & Brine seeps into cracks and causes issues with the road
 - Sand blows away and gets into cracks
 - Crusher run works well but is cost prohibitive at \$350/load and only covers about 140-160' of road.
 - Fire Department said chains are the best solution on cars/ trucks
 - Plowing damages roads
 - Small number of people who need to get off the mountain vs. those who do not
 - Christy added that our attorney stated damage to the roads caused by residents performing snow removal will be the responsibility of the resident.
 - Other members suggested the possibility of guardrails at the most dangerous areas, containers with sand along the roads in the winter, chains for vehicles and a suggestion to carry "Kitty Litter" (for traction) in your car during the winter months were suggested. These suggestions and others will be looked into by the Roads Committee.
 - Danny McKee asked if striping would be done where patching occurs. Gil confirmed this would be done.
- Part 2 of the Roads Update was passed out and reviewed (copy attached).
 - After this information was reviewed, Ron Mahlman (Lot 90) made a motion to approve moving forward with the scope of work suggested (patching and crack sealing) and using Tri City Paving. Georgia Hollis (Lot 35) seconded the motion and stated Tri City did her driveway and she was very pleased with their work. Motion was approved without anyone against the motion.
 - Christy reminded everyone that they did approve over \$60,000.00 for repairs previously, that has not been spent to date. This work is under the previous budget.

Gate Update – Francis Holt

- New gates have been installed are working very well. No issues to date.
- Shannon Kinder is working with the old vendor to get the camera system up and working. The vendor will charge a fee to help Shannon with this task.

- The Association still has spare parts for the old gate system that the old gate vendor is interested in. Will try to exchange parts for services to avoid spending money on getting the camera system up and working.
- In the event of the gates not working properly please contact:
 - Francis Holt – 828-248-2647
 - John Higdon – 828-248-8898

Website – Shannon Kinder

- Access to the website – gvehoa.org
- Shannon asked for updates to the website. Please funnel suggestions to Shannon
- Payments can now be made electronically using PayPal. There is a \$9.00 PayPal fee for making payments this way.
- HOA documents can be added to the site.

Yellowtop HOA – Gate at Arbra Way – Christy Bryant

- The code for the lock that is on the gate will be given out by Yellowtop in the case of an emergency and the gate needing to be opened
- The Fire Chief, Roger Holyfield, also stated to Christy he would open the gate in the case of an emergency
- In summary this is not a road. This is an access easement through private property for the electric company. In the event of an emergency this private access can be used to exit GVE.
- Maintenance of the easement is the responsibility of the electric company

Fallen Trees in the Right of Way (ROW)

- Presently there are trees that have fallen in the ROW. One is on Amelia Lane. Trees that are in the ROW need to be cut back to the ROW line. This needs to be done soon, as these trees will be in the way of the mowing that will take place.
- Christy clarified that the landowner where the tree fell from is financially responsible for removal of the tree from the ROW. If the landowner does not remove the tree from the ROW, the HOA will cut the fallen tree from the ROW and send the landowner an invoice for the work done. Notice will be given to the landowner before work is done unless it is blocking the road, hazard to others, etc.
- In the past landowners and neighbors have been cutting smaller trees that have fallen and encourage this help to continue.
- Don Atwell suggested owners take care of dead trees before they fall. The HOA should note dead and dying trees as well and notify landowner.
- Carol Davis said when she was HOA President, she would call Carolina Tree Service and they were reasonable and quick to get to the community. They were very good in emergencies where there were multiple downed trees.

Real Estate Update – Karen McCall

- Five (5) GVE homes sold this year
- No lots have sold
- Lots in the area have been selling very reasonably
- New law will change the term of a septic permit to 5 years. Once a permit expired it could cost several thousand dollars for the work it takes to get another septic permit.

Nominations to the Board

- Christy strongly encouraged anyone with an accounting background or familiar with Quickbooks to step forward and volunteer for the Treasurer's position. No one volunteered.
- The following Nominees to the board are:
 - Christy Bryant, Lot 72
 - Bruce Roberts, Lot 65
 - Roger Wentz, Lots 88 & 89
 - Ron Mahlman, Lot 90
- Don Atwell motioned to approve the Nominees
- Georgia Hollis seconded the motion. All members "for" none "against".

Need for Additional Mailboxes

- The new budget has allowed for another bank of mailboxes. Only one or two boxes remain. Carol Davis reminded everyone that when she was HOA President she worked with the postal service and the process was very slow. She offered to give information she has to the board in an effort to help the process move forward.
- Francis and Brenda Holt has received a quote for these boxes. Francis said it takes 3-5 weeks once order is sent to receive the boxes.
- Note, the foundation is already installed.

GVE Member/ Owner Directory

- Directory is current. Whenever information changes (owners, email addresses, phone numbers, etc., please forward to Diane Atwell (momatwell@aol.com) & Gil Zmithrovitch (gzmithrovitch@gmail.com).

Establishment of the “Welcoming Committee”

- Brenda Holt and Diane Atwell took on the role of the “Welcoming Committee”. They will make the effort to meet and greet new owners and members on behalf of GVE.

Annual Donation to the Cherry Mountain Fire Department

- The yearly donation of \$2,000.00 to the fire department was approved.

Fire Tower Road vs Mud caused by the Jellystone Park Project

- Gil made contact with Land Quality Department, Rick Brooks, 828-296-4500. Rick told Gil he was new to the department and needed to check on this site as he has not to date. Gil explained the need for housekeeping where the construction equipment continues to leave dirt, mud, stones, rock, etc. in the road. Rick said he would visit the site Monday, April 15th. Gil asked Francis Holt or anyone for that matter to let him know if any improvement is noted or if there is not a change. Gil would then reach out to Mr. Brooks again.
- (Since our meeting on the 13th of April, Francis Holt did call Gil and mentioned there does not seem to be any positive change. Gil left a message for Mr. Brooks on Tuesday April 23rd (no call back) and tried again on April 26th. Gil will report back to all once contact is made)

Formation of a Landscaping/ Beautification Committee

- Francis Holt has been working on receiving quotes to clean up the gate area, clean ditch lines and re-mulch the area. Should have final quotes soon and will move forward with lining up a subcontractor and materials for this work.
- Francis also requested volunteers for a Landscaping Committee to help pull weeds, trim plants, plan new plantings, etc.
 - The following persons volunteered:
 - Ellen Zmithrovitch
 - Gwen Bucklin
 - Pat Coffey
 - Dave & Diane Atwell
 - Francis Holt

Next Meeting

- October 19, 2019

Adjournment

- 2:50 p.m.

Door Prizes

Attachments:

- Agenda dated April 13, 2019
- Sign In Sheet
- “Profit & Loss Budget vs. Actual April Mtg.” dated 4/6/19
- GVEHOA Roads Committee Report Update-Part I
- GVE Pavement Evaluation Presentation
- GVEHOA Roads Committee Report Update-Part II

Submitted by Gil Zmithrovitch, Secretary GVHOA, April 26, 2019