

Golden Valley Estates Homeowners Association
General Meeting – April 16, 2022, 12:00 noon – 2:00 pm
Cherry Mountain Fire Station 5841 Bostic Sunshine Hwy, Bostic, NC

Call to Order

The Golden Valley Estates Homeowners Association met on Saturday April 16, 2022, at the Cherry Mountain Fire Station. GVE HOA President, Shannon Kinder, welcomed everyone and called the meeting to order at 12:00 pm.

Board Members present: Shannon Kinder - President, Don Atwell - Vice-President, Doyle Shealy - Director, Roger Wentz - Director.

Board Members not present: Melissa Wright - Treasurer, Genevieve Rudock - Secretary, Francis Holt – Director, John Higdon – Director, Michelle Stanley – Director, Bill Rudock – Director.

Treasurer’s Report (Shannon Kinder for Melissa Wright)

- Current Financials sent in email to association
- Current Budget sent in email to association
- Delinquent HOA Dues
- Budget Reviewed
 - no questions from members

Roads Update (Shannon Kinder for John Higdon)

- Schedule
 - Spring 2022 is the starting time for work to begin on rejuvenating the roads. They will be contacting the board with a start date and GVE Members will be emailed the schedule with dates as soon as they are provided.
- Logistics
 - Pre/Prep Work: All debris must be removed from the roads. Once the Board is given a start date, they will be traveling the community and begin removing areas where debris is overflowing on to the road (i.e., weeds, rocks, sticks, etc.). Members are asked to check their property and assist in clearing the road in front of their property. If not removed, it may result in additional charges from the company doing the work.
 - They will be doing one side of the road and cones will be present to help prevent travel on that section of road. Full cure can take up to 48 hours. During that time, please avoid traveling on that section of the road if possible.
- Striping
 - Due to the rising cost of petroleum, striping is not included in the current \$68k quote and will be completed at a later date.
 - Cost for striping is an additional \$6,400 and approval is needed to cover this cost.
 - Proposal to members to cover the cost of striping by re-allocating of \$3,600 from Landscaping, \$1,200 from Signs and Posts, and \$1,600 from the net income. This would total \$6,400 that is needed to cover striping.
 - Motion to accept (Lot 65), second by Lot 131. Therefore, the reallocation of funds to cover the \$6,400 cost for striping was accepted by the membership.
- Future Budget Item
 - Looking long term and staying ahead of future costs, membership dues would change from the current \$300. The board will review the budget and provide the new HOA dues prior to the 2023 budget approval. A separate account will be created for the roads

project to avoid any spend not associated with the roads and will be communicated to the HOA members in the treasurers report.

New Board Members (Don Atwell)

- Nominations for the five (5) current positions available are:
 - Shannon Kinder (current President)
 - Melissa Wright (current Treasurer)
 - Francis Holt (current Director)
 - John Higdon (current Director)
 - Michelle Stanley (current Director)
 - Steve Cardo (nominee)
 - Paul Boone (nominee)
- Voting is open today through 4/22/22. Those attending today can utilize the Ballot Box or send via email to Don Atwell, Vice-President. Current Members can cast one vote per lot and are current on their dues

New Business (Shannon Kinder)

- Gate Codes
 - Codes will be changing at the end of April 30th.
 - Members are reminded to use the 2nd address line for Gate Codes when having something shipped or delivered via FedEx, UPS, etc. and use the courier's delivery instructions field for the vendor code.
 - Members are reminded to remove packages from postal box at gate to help free up space for others. Informed Delivery (USPS.com or USPS app) shows you what mail is being delivered today along with any packages you have being delivered. It is a free tool and shows mail activity for past delivery days as well.
 - Vendor codes will be changed quarterly. Don't forget to update your courier's instructions each quarter.
 - Board Officers can now change codes themselves. The HOA will no longer be charged a cost to change codes.
 - Suggestion was made regarding the gate remotes for all HOA members. The board will look into this suggestion and get back to the members with more details.
- Square Footage of homes in GVE
 - The Board will be contacting our attorney and creating an amendment to ensure a square footage minimum is added to the covenants. The proposed minimum will be 1200 square feet of heated/livable space. When finalized, it will be brought to the Members for a vote.
- The owner of the property at the end of Mountain Lookout, which caught fire this past January, has been contacted and the board is awaiting a timeline as to when cleanup will begin.
- Short-term Rentals (Airbnb)
 - Several members discussed the current Airbnb's in our community. Noise level, overflow parking in the street, shooting of firearms, and guest conduct were some of the items discussed.
 - The GVE attorney will be reviewing our current covenants regarding commercial property. An amendment will be created specifically addressing current short-term rentals and prohibiting future short-term rentals in our community.
 - When finalized, it will be brought to the Members for a vote.
- Lot 21 suggested a text string for communicating news in our community. Shannon suggested the Board utilize a Communication Committee to look into this.
- Lot 131 suggested that it be mandatory for all property owners to own a gate fob. Therefore, the vendor / residence code can be changed more frequently thus helping to secure our community. Shannon suggested the Board utilize a Security Committee to look into this.

- Issues with RV's and Campers coming up to our gate and not being able to turn around thus blocking our only entry/exit was discussed. Jellystone has future plans to put up a larger sized sign at the RV entrance. Board will revisit any possible sign(s) the county can/will put up in hopes of preventing a catastrophic incident from happening. Member concerns regarding Jellystone RV's/Campers should be addressed directly to Don Atwell or Doyle Shealy.
- Lot 40 asked if anyone has noticed any trees being marked on their property. Members discussed and suggested precautions that homeowners can take immediately are trail cams, notice signs, contact DNR if gunshots after 9pm, neighbors watching out for each other. It was even suggested that current full-timers get together monthly.
- Reflectors have been purchased and installment will be discussed after the rejuvenation project is completed.
- Lot 21 asked about use of the back exit road going up to Yellowtop. Shannon explained the gate is on private property and that landowner will unlock the gate should we have an emergency in GVE.
- Shannon is in communication with the Forest City Post Office to have Amazon packages delivered inside the gate. The timeframe is looking like closer to years end and will update members once more information is available.

Directory Updates

- All updates should be sent to Diane Atwell. Especially if you sell property, please communicate to the board any updates regarding new owners or realtor information.

End of meeting.