



**FONTANA VIEW
PROPERTIES HOA**

2021 Annual Meeting Minutes

October 23, 2021

Stecoah Cultural Center

Attendees in person:

Laurie Pratt
Linda Fernandez
Kim Pettit
Bill Norris
Todd Balsley
Reggie Torres
Ron Larocque
Gerard Feliu
Linda Shakar
Kevin Hughes
Kevin Stewart
Hilda Roush
Barbara Robin
David Edwards
Sue Moores

Craig Pratt
Henry Fernandez
Mark Pettit
Kathy Norris
Sandy Balsley
Stacey Torres
Darryl Davis
Kathy Feliu
Mike Shakar
Frank Barco
Tina Steward
Elizabeth Roush
Jon Robin
Frances Furr
Blake Moores

Attendees via conference call:

Liz Murrans
Beverly Hombroek
Kevin Munnings

Dawn Davis
Al Hombroek
Casey Tray

Thirty valid proxy votes were received by the Secretary from the following owners:

Jennifer & Lance Lassiter (L. Pratt)
Mike & Nancy Webb (L. Pratt)
Craig & Terry Weaver (L. Pratt)
BAST Mountain (L. Pratt)
Dirk & Angela Nafzger (L. Pratt)
Casey Tray – 3 votes (L. Pratt)
Dennis Stalk (L. Pratt)
Cheryl Bowman (R. Larocque)
John Edgley (R. Larocque)
James & Elaine McFadden (R. Larocque)
Catherine Simonsen (R. Larocque)
Tim & Brenda Stamey (M. Shakar)
Julie Miller (M. Shakar)
Kevin & Julie Munnings (L. Fernandez)

Tyler Cole (L. Pratt)
Rick Kern (L. Pratt)
Milton & Tina Patrick (L. Pratt)
Carroll & Mulligan (L. Pratt)
Mike & Jean Ramsey (L. Pratt)
Deborah Berman (L. Pratt)
Hilda Roush (L. Pratt)
Tim Goodwin (R. Larocque)
Hernandez/Gonzalez (R. Larocque)
John Larocque (R. Larocque)
Brian McFadden (R. Larocque)
Mark & Judy Page (M. Shakar)
Clay & Laurie Curtis (M. Shakar)

The meeting was officially called to order at 2:05pm. Housekeeping for rest rooms, snacks, phone call participants, etc. was discussed. The first 15 minutes was spent by having all members in attendance and guests on the call introducing themselves and give their associated lot numbers for attendance purposes.

A motion was made by Sandy Balsley and 2nd Tina Stewart to waive the reading of the October 2020 Annual Meeting minutes and accept them as written and was passed unanimously by all members.

Legal Matters: Laurie Pratt (secretary) told members that the association had no legal fees in 2020 and she was able to collect about \$16,000 in back dues without having to take the legal steps of foreclosure on the properties. We still have two properties in arrears that she will pursue foreclosure on in 2022. Major hurdle is to find an attorney's office that has time to take on foreclosures as the real estate industry has been very busy and keeping most attorney's schedules filled. She did reach out to the two local attorneys in Bryson City, and they said they do not handle liens or foreclosures. She asked any members that had referrals possibly in Sylva or Franklin to please pass along their names and she will give them a call. We left money in the legal budget line item to pursue the last two owners that have been nonresponsive to our previous attempts to reach them and collect back dues.

FireWise: The members discussed the FireWise program and the benefits to our neighborhood. The more hours recorded the more money we have a chance of getting via grants. We can get up to \$25/hour turned in for grants when they are available. You may be eligible for an insurance discount as being a part of the program. We are also within 2 miles of the volunteer fire department. There is a volunteer hourly work log required by FireWise which requires name, 911 address, phone number, email and number of hours worked. We are using a new form this year and after the meeting Laurie Pratt will report hours to FireWise to get credit. We had a total of 589.5 hours and \$24,350 spent on FireWise approved activities this year.

A few owners had asked what ever happened to the prescribed burns that were being done in the community many years ago. Kevin Hughes, Gerard Feliu and Laurie Pratt expressed an interest. Laurie will speak to FireWise contact and/or the local Fire Service Ranger, that is located by Ingles, to see if they will do an evaluation of the three properties and tells us if they are good candidates for a controlled burn. More in depth information regarding the program can be found on our website as well as here: <https://www.nfpa.org/Public-Education/Fire-causes-and-risks/Wildfire/Firewise-USA>.

Roads: Craig Pratt introduced the Roads Committee of himself, Ron Larocque and Mark Pettit. He went through the reasoning behind how they concluded that doing are standard chip and seal and pothole repair was not a good path to continue down for the community. They posted their proposals, bids, and research done on this project on the Fontana View website and gave time for owners to have open discussions on the message board as well as contacting any of the committee members directly for questions. There were many concerns raised by Mike Shakar regarding the flow and amount of water if we were to continue with their proposal to add essentially add 2 – 4 feet of asphalt on the 1st mile of Round Top Road. This discussion between the committee and members went on for the better part of an hour. The road plan presentation for the first mile will not be mailed out, due to postage costs as it is 4 pages, but will be included in the official meeting minutes and will remain on the website under the 2021 HOA Meeting in the documents tab. It is also referenced on the message board and can be found as an attachment there.

After members were on board and had a better understanding of what was going to be done and accomplished by HMC Paving, the contractor that won the bid, and where the monies to cover the shortage would come from; homeowners voted unanimously in favor of moving forward with the suggested plan from the Roads Committee.

New Business: Laurie Pratt discussed the Board of Directors having new sign-up sheets in the meeting room for those that would like to volunteer on the following committees: Spring Clean Up, Roads, Entrance Decorating, Gate House/Entrance, Technology and Rental Company Liaisons. We had the following people sign up but encourage more to get involved in helping with the work that needs to get done around our community.

Technology Committee – David Edwards. Goal is to investigate if we can find a better communications system for our gate system. Currently we are using Frontier for the phone line that pushes the internet signal to our cameras. Video is not very clear and when we asked the gate communications people about it, they said we have good video resolution on cameras but they are having to degrade it due to the limitations of the bandwidth from Frontier. He will also try to find a texting app that will allow group texting up to 90 numbers so we can try and get back to notifications via text for road conditions in the winter. The app Tim Stamey was using is no longer available and did not work well with the newer technology phones. Lastly, this committee will come up with the best way to present the annual meeting to those that cannot attend in person so they can hear all persons who speak at the meeting clearly. If anyone else has the expertise to work on this, please contact David as he could use some help on this.

Entrance/Gate House – Mike Shakar. Mike will continue to program key fobs for new owners and lot ownership change overs. The gate also needs to be cleaned and painted this year as it is showing signs of rust. The roof to the gate house is also in need of repair. We need some handy capable people to volunteer for this please.

Rental Company Liaisons – Sandy Troff and Tina Stewart. We would like to have a better means of communication with any owners that rent as well as all rental companies that are currently servicing owners on our mountain. When we do start the road work we will want to give them as much heads up as possible so they can convey to renters, try to get any crucial snow/road condition reports to them, and report any problems whether they be with maintenance/housekeepers driving too fast down the mountain or renters that are not being neighbor friendly with noise and such.

Spring Clean Up – Craig Pratt, David Edwards, Kevin Hughes, Henry Fernandez, Reggie Torres, Darrell Davis, Gerard Feliu, Kathy Feliu, and Casey Tray. This group will go out sometime in the Spring and clean up any trees/branches that had fallen or were cut down by Duke Energy. Owners are always responsible for any fallen trees or branches that fall onto the mountainside that are in the path of the long arm or roadside mowing paths.

Roads – Craig Pratt, Ron Larocque, Mark Pettit, and Darrell Davis sign up as an alternate. Will supervise the road work to be done by HMC Paving this year. They are also charged with the task of putting together a new 5-year plan for the roads and major road repair projects for the community and bring that plan to the 2022 Annual Meeting for approval by the members.

Front Entrance Decorating – Laurie Pratt. We are looking for volunteers to decorate the gate/entrance area during the fall before the annual meeting in October and lights for the Christmas season.

The reason for forming these committees is to try and spread the work that has previously been done mostly by Craig and Laurie Pratt. The Board of Directors should not have to carry the load of their board duties and all the extra work that goes into keeping our community looking good and operating smoothly.

A motion was made by Laurie Pratt and 2nd by Todd Balsley to allow members in the future to have their votes count if they attend the meeting via Zoom or teleconference call and a vetting system is put in place beforehand to make sure owners are the only ones attending the call. This passed unanimously by all members.

A discussion was had regarding the date of the annual meeting being held on the 4th Saturday versus the 2nd as it was changed back in 2010 in hopes for better attendance which had not proven to be the case. As it is stated in the bylaws to be the 4th Saturday, unless board deems otherwise, members decided to leave it as is for now and will reevaluate in a few years. Many owners that have rentals don't tend to come to the meeting as it is prime fall leave color changing time, and their rentals are full.

Financial Report/Budget: Treasurer Laurie Pratt led the members through the budget that was put together by the board for FY 2022. Our checkbook is the healthiest it has ever been with \$106,378.63 in the checking account (which includes the \$35,000 that was not spent in fiscal year 2021 for major road repairs) and \$80,370.23 in our road maintenance reserves account. A spreadsheet of the budget is attached.

Election of Board Members: Laurie Pratt and Todd Balsley wanted to retain their positions on the Board of Directors. Casey Tray, who had stepped in for Ron Holl mid-year, wanted to remove himself from the board as he has a new build starting the first of the year. Ron Holl had sold his property to Craig and Laurie Pratt and therefore could no longer serve on the Board effective March 13, 2021. Chris Mulligan from lot #45 asked to be considered. Voting ballots were passed out with the three candidate names on them and two spots for write in candidates. Ideally, we would like to have five people on the Board of Directors. When all votes were tallied the three candidates were approved unanimously and there were no write in candidates. Members are encouraged to step up if their schedules allow them the time to volunteer throughout the year as we can always appoint a new person to help on the board. Most meetings are done via teleconference calls, so you do not need to live on the mountain full-time to be considered.

Donations to the Volunteer Fire Department and Rescue Squad funds: Association members donated a total of \$200 to the Rescue Squad and \$200 to the Fire Department. The association will again donate an additional \$500 to each organization as was included in the budget. Several members commented that they send their donations in directly to the organizations when they receive their annual mailings from both departments.

A motion to adjourn the meeting was made by Laurie Pratt and seconded by Todd Balsley at 5:05pm. If you were unable to be on the call and would like to listen to the recording you may do so at:

<https://fccdl.in/6FKRHupq59?st=471> .

After Meeting Party: was hosted by Sandy and Todd Balsley at their home on Musket Drive immediately following the meeting.

NEXT YEAR'S MEETING WILL BE HELD SATURDAY, OCTOBER 22, 2022 at 2:00PM

We will be looking for a different venue next year as we paid \$367 for the room and small amount of snacks we were provided with and think we can do better elsewhere. If anyone would like to work on that with me reach out. Also, if you would like to host next year's after party let me know.

Fiscal Year 2021/2022 FVPHOA Budget Proposal				
Expense Categories	2020 Actual	2021 Proposed	2021 Actual	2022 Proposed
Mowing & Snow Removal	\$ 32,000.00	\$ 32,000.00	\$ 32,000.00	\$ 32,000.00
Website	\$ 119.00	\$ 125.00	\$ 187.06	\$ 200.00
Gate Landscaping	\$ 3,217.00	\$ 3,300.00	\$ 1,000.00	\$ 2,800.00
Insurance	\$ 822.00	\$ 856.00	\$ 856.00	\$ 856.00
Annual Meeting	\$ 892.00	\$ 800.00	\$ 230.00	\$ 800.00
Legal & Professional	\$ 5,296.00	\$ 8,000.00	\$ -	\$ 5,000.00
Community Upkeep	\$ 2,775.00	\$ 5,000.00	\$ 2,620.00	\$ 4,000.00
Additional Reserve	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
Major Road Repair	\$ 35,000.00	\$ 35,000.00	\$ -	\$ 135,000.00 \$ 111,000.00
Road Maintenance	\$ 615.00	\$ 1,000.00	\$ 1,242.38	\$ 1,000.00
Administrative Expenses	\$ 2,009.00	\$ 500.00	\$ 193.95	\$ 500.00
Fire/Rescue Contributions	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
Total Expenses	\$ 88,745.00	\$ 92,581.00	\$ 44,329.39	\$ 188,156.00 \$ 164,156.00
Fiscal Year total income:				
Checking Balance <i>as of 9/30/2021</i> : \$106,378.63				
Money Market Balance as of <i>9/30/2021</i> : \$80,370.23				
Fiscal Year 2022 projected income with 76 improved lots @ \$1500/16 unimproved lots @ \$1100 = \$131,600.00				
Total lots delinquent = 2 for total of \$21,063.49 - Lot 3B O'Neal (\$17,441.12) Lot 6B Reese (\$3,623.37) Additional revenue from delinquent lots paid in full 2021: \$14,804.57 Additional revenue from new owner initiation fee of \$100: \$ 1,300.00 Additional revenue from new/replaced key fobs to owners: \$ 240.00				

Budget was approved as amended. Mike Shakar made a motion to add \$24,000 to Major Road Repair to allow Roads Committee to do new paving as well as take care of winter freeze damage from 2021/2022. Motion was 2nd by Barbara Robin and passed unanimously. Will take \$16,344.00 from checking and \$16,212.00 from reserves.

DRAFT