

Ridge Haven Property Owners Association

Minutes of October 16, 2015

The meeting was called to order by President, Kim Conner at 2:05 PM

The following officers were present: Kim Conner, President; Janie Up De Graff, Treasurer.

The following property owners were present: Kim Conner, Mo and Janie Up De Graff, Jim Beard, Paul and Alice Poynor, Mel Standen, Howard Jones, Arnie and Ginny Kolozvari, Max and Martha Crabbe, Lillian White. In attendance via conference call were David and Robert Crabtree. Guest attendees were Terry and Cindy Jednazewski.

President Conner opened the meeting with words of welcome and prayer.

A quorum was declared present noting the receipt of 39 ballots.

In the absence of Vice-president and Secretary, Tom Osterhaus, Mo Up De Graff was appointed Acting Secretary.

President Conner recognized and stated appreciation for the work of officers, Janie Up De Graff and Tom Osterhaus, the Committee chairmen and members, and Mel Standen for his gracious and most helpful work in setting up and administrating the RH POA website.

In his remarks, President Conner requested all members to notify the POA of changes in member information. He also noted that the position previously identified as Secretary-Treasurer had been changed to have the Treasurer position as singular with the work of the Secretary to be done by the Vice-President.

Old Business

The minutes of October 17, 2014 were read and approved with the following noted changes: Also in attendance were Janie Up De Graff, Ginny Kolozvari and Max Crabbe.

President Conner reported on the water system answering miscellaneous questions and noting that there would be no change in water fees at/for the present but that a fee change is expected in 2017. He also noted that the POA would take over the billing function for water usage in 2016.

Reports

The written Treasurer's report was reviewed as provided. It was noted in the "Properties for Sale" section the absence of Crabbe lot number 18 in Laurel Ridge. It was also noted

that Panther Ridge Lot 62 should simply read “(Panther Cove)” removing the number 150 which is incorrect.

Under the written Road Committee report, the questions was raised: “Who is responsible for road repair of water system repairs affecting roads?”*

*Acting Secretary’s observation: An answer should be sought or proposed by the newly appointed road committee and approved by the Officers with an answer to be circulated to POA members when the answer is determined.

New Business

The following Officers were elected by a majority of votes (ballots):

Kim Conner, President (2 year term)
Tom Osterhaus, Vice President (2 year term)
Tom Osterhaus, Secretary (1 year term)

President Conner noted for clarification that lot owners are responsible for all fees until property has been transferred to new owners and recorded in the Transylvania Courthouse.

It was also noted that when lot-owners sell their property they should make sure that realtors and prospective buyers are aware of the existence of RH POA Covenants & Restrictions, i.e. to make sure that the existence of Covenants and Restrictions is disclosed.

Adjournment

There being no further business, the motions was made, seconded, and approved to adjourn.

The meeting was adjourned with prayer by Mo Up De Graff.

Respectfully submitted,
Mo Up De Graff
Acting Secretary

(These minutes not official until approved)

RIDGE HAVEN PROPERTY OWNERS ASSOCIATION, INC
ANNUAL MEETING OCTOBER 16, 2015

Report of the Secretary/Treasurer

Quorum Requirement

For a Quorum we need 40% of 77 (31 votes)

Twenty-eight ballots in hand

Eight others are planning to attend and several others unsure

Accounting Report

1. Attached is the 2014 & 2015 Accounting Summary prepared by Jim Symington, CPA, Hansen's and Associates, Brevard, NC.

2. On the initial obligation to RH, Inc. on a \$99,000 promissory note, assessed as amenities at \$1,000 per original lot (99) paid out over 10 years, the POA has paid a total of \$19,800 @ \$9,900 per year for 2013 and 2014.

Three (3) lots have been transferred back to RH, one (1) in 2015 and two (2) in 2013, reducing the POA's payment to \$9,600 in 2015 and here after for the next seven (7) years.

Over the three (3) year period, 2013, 2014 and 2015, the POA has paid \$29,400 to RH. The remaining balance of the assessment to be paid to RH over the next seven (7) years will be \$67,200.

RH reimbursed the POA \$400 for the 2013 and 2014 payments of two (2) lots whose leases were transferred back to RH in 2013.

3. A separate account for Road Maintenance & Construction was set up with a balance of \$17, 282.06.

Transferred Property

1. Lot 39 & 40, Laurel Ridge- Austin- transferred to Ridge Haven- 2013

2. Lot 20, Panther Ridge- Bosworth- transferred to Ridge Haven -2015

Property Sales

1. RH POA property (Panther Ridge), Lot 17, sold to Karen Kovach (RH lot owner) in April '15.

2. The Dale and Trish Hagedorn property (Laurel Ridge), Lots 48 & 49, sold to Christopher and Eija Tipton of MI in May '15.

Houses for Sale

1. Max and Martha Crabbe- Lot 14 R, Laurel Ridge (4 Oakbrook East Lane) Exit Realty

2. Joe and Glenda Stanfa- Lot 29, Panther Ridge (225 Panther Gap Rd.) by owner

3. Kaplan Estate- Lot 40- Panther Ridge (195 Panther Ridge Rd.) Looking Glass Realty

Properties for Sale (as requested by owner)

1. Lot 30 R- Laurel Ridge- Jimmy and Peggy Galloway (119 Oakbrook W Lane)
2. Lot 34- Laurel Ridge- Cliff and Mary Ann Stephenson (by owner)
3. Lot 3 R- Laurel Ridge- J V and Ann Cagle
4. Lot 20 R- Laurel Ridge- Linda Stransky
5. Lot 11- Laurel Ridge- Tom Ferrell
6. Lot 12 R- Laurel Ridge- Rhett Sanders
7. Lot 14- Panther Ridge- Glenda Fleming
8. Lot 12 R- Panther Ridge- Gary Sunderland (Fox Lane)
9. Lot 9- Panther Ridge- Richard Dye
10. Lot 62- Panther Ridge- Jane Burns (Panther Cove)

Committee Reports (Summary of written reports)

Architectural Control Committee Report (Ginny Kolozvari, chr, Lynn Taylor, Janie Up De Graff & David Day)

The following request were approved.

- (1) House plans for lot owner on Fox Lane. (Later decided not to build.)
- (2) Craig Childress' color choice of new metal roof.
- (3) Jean Posey's color choice of new metal roof.
- (4) Evelyn Bridges' repainting her house the same color.

Please get approval before making any exterior building or color changes. If repainting with the same colors approval is not necessary.

Road Committee Report (Arnie Kolozvari, chr, Jim Taylor & David Short)

The road work scheduled in three (3) phases was completed.

Snow removal was contracted for Panther Ridge with Nathan Emerson. Laurel Ridge and Panther Trace were to be kept by Chris Galloway. Chris had a problem with his equipment on an occasion and Emerson completed the job for him. **Total Cost- \$1,098**

Randal Robertson did weed cutting on Fox Lane, Panther Run, Panther Trace and a section of Ruffed Grouse. Chris Galloway did weed cutting in Laurel Ridge. **Total Cost- \$920**
Total Cost of Road Maintenance - \$2,018

2015 Road Committee (Jim Bishop, Terry Jednaszewski, Patricia Powers & Jim Taylor)

Note: Barrow (Bud) Zisson, one of our part-time residents, passed away unexpectedly in FL the end of September. Our thoughts and prayers are with his wife, Caren.

Visit the POA website <http://ridgehavenpoa.org>