

Architecture Control Committee Report for 2024

January 3, 2024 ... Jeff Gerdes submitted plans to Ginny Kolozvari (then-chairperson of Committee) for a new home to be built on Lot 16R in Laurel Ridge. All plans were approved on January 5, 2024.

No further activity for the Committee is recognized.

Submitted by Dorie Dickson, ACC Chair, February 2025.

Road Committee Report for 2024:

Having only attended one meeting and with no orientation as to the expectations of the board for this position and with no transitional information from the previous Road Committee Chair, this report will be brief. My apologies in advance and my commitment moving forward to advancing the much needed maintenance.

Invoices for 2024 are summarized on Page 3, including roadside mowing/blowing, and. post Helene cleanup to clear the downed trees.

Issue of importance:

There is a large hole in the pavement in Laural Ridge. This needs to be addressed immediately due to the size and instability beneath and the liability to presents. I've spoken to Chris Gallaway and he says he can repair it. It appears to Chris that the underlying issue in the particular area is the road is on rock. This allows water to seep under the road and wash out. To blast the rock to install a water management culvert would be excessive. We should expect regular patching needed in the future.

*Issue to consider and plan:

In numerous sections of the road one can see "Shattering" of the pavement. Typically, this occurs on the inside of a curve. If investment is made soon building up the shoulders this can end or at least reduce shattering. If the shoulders are not reenforced shattering will continue to deteriorate the pavement until it has to be torn out and repaved. I've consulted with Chris Gallaway and he has the ability and equipment for this maintenance. I recommend the board set a budget for this work and that it be done in order of priority with the expectation that the prosses will be on going.

*Additional post Helene cleanup:

In Laural Ridge there is additional debris that needs to be addressed. Discarded damaged phone polls and some unsightly downed trees. Chris Gallaway said he has the equipment to move this out of sight into the nearby ravine.

A large tree fell over at the driveway of the "Ridgehaven House" in Laurel Ridge. It appears to have taken other smaller trees with it. Ridgehaven has yet to address this. Concerns are that the debris in the ditch will eventually restrict drainage. The root ball of the tree has disrupted the area (corner) around the main road and the driveway; again, there are concerns about washout that will eventually impact the road.

Sealing:

I believe it's been a couple of years (Lynn please update) since the roads were sealed. This can only be done once the weather has stabilized. It is my intention to reach out to the vendor that provided this service last to inquire about the frequency need, current

cost and availability. Additionally, I would also like to poll the residence prior to sealing to see how many would also like sealing while it's being done. This could give the vendor more business and would likely provide savings to residents wanting to seal their driveways.

Submitted by John Marshall, Road Committee Chair, March 2025.

The Road account at Self-Help Credit Union began the year with
\$22,593.91 as of January 1, 2024

+\$31.05 in interest was added in 2024

=\$22,624.96

Three items were paid out in 2024 for a total of \$2038.50

\$136.00	Stamps
\$552.50	M&M Grading
\$1350.00	Foothills Specialty Landscaping

-\$2,038.50

=\$20,586.46

After the POA billing cycle concluded

+\$20,500.00 was transferred to this account

=\$41,086.46 was the ending balance on December 31, 2024

Submitted by Lynn Taylor, Treasurer, March 2025.

Treasurer's Report for 2024

We began 2024 with a total balance of **\$100,753.14** in the three accounts we maintain at Self-- Help Credit Union.

Individual Account assets were as follows as of January 1, 2024

\$64,240.15 Non-Profit Organization Checking Account #26

\$22,593.91 Road Maintenance and Construction Account #20

\$13,919.08 Money Market Account #80

We use the Self-Help Credit Union, primarily the Rosman Branch. Our Statements are taken quarterly to Symington and Associates in Brevard. where they are audited and balanced. Here is an overview of the yearly activity for each account beginning with the least used account # 80

Account #80 is simply a holding account. We do not have checks for this account. Money is moved either online or in person at the branch. This account does not incur fees, it does accrue interest monthly. We voted to move the funds from this account into Account #26. Those funds were moved on May 29, 2024.

Beginning balance	\$13,919.08 no withdrawals, no fees
Total Monthly Interest	\$ 187.73 Interest January through May
Ending balance	\$14,106.81 as of May 29, 2024 Account is now closed

Account #20

This account has checks, it does not incur monthly fees, it accrues monthly interest This is the account that all things road related are paid from. For a comprehensive guide to where items were paid to, please refer to the Road Committee Report available through Mel Standen.

Beginning balance	\$ 22,593.91 as of January 1, 2024
Total Monthly interest	\$ 31.05

Total	\$ 22,624.96
Total items paid out -	\$ 2,038.50

	\$ 20,586.46
Transfer of road funds	\$ 20,500.00
From account #26	

Total ending balance \$ 41,086.46 as of December 31, 2024

Account #26

This account is where incoming monies are deposited. At the appropriate time money is moved to other accounts, or a check is written to pay bills. This account incurs a monthly fee of \$10, this account also accrues interest. This is an overview of the year's activity. At any time the monthly statements can be viewed by the board members.

Beginning balance	\$ 64,240.15 as of January 1, 2024
	- \$ 120.00 Monthly Maintenance Fee
	\$64,120.15
	\$ 88.27 Total monthly interest 2024
	\$64,208.42
Total POA Billing	
Deposits	\$76,971.07 for calendar year 2024
	\$141,179.49
Withdrawals	-\$ 1,800.00 Symington and Associates
	\$139,379.49
	-\$ 1,188.00 Liberty Mutual
	\$138,191.49
	-\$ 32,161.68 Water Bill Payment to Ridge Haven Inc.
	\$106,029.81
	-\$ 20,500.00 Internal transfer of Road Funds to Road Account
	\$ 85,529.81
	- \$ 1,000.00 Return of Road Bond to David Ravetto
	\$ 84,529.81
	- \$ 151.98 Mel Standen Reimbursement for Aplus.net Web Services
	\$ 84,377.83
	-\$ 15.99 Israel Mueller Reimbursement for Zoom Hosting
Total ending balance	\$ 84,361.84 as of December 31, 2024

Submitted by Lynn Taylor, Treasurer