

**Wolf Laurel Property Owners Association**  
**Board of Directors Meeting**  
**Minutes for April 6, 2009**

President Jim Landry convened the meeting at 10.00 in the Ebbs Chapel Fire Station. Counting proxies in hand, a quorum was present with Barby McQueen, Jessica McGee, John Beneke (Tom Eller Proxy), Jim Landry (Mar Miller and Bill Grace Proxies), Jim Linkenauger (with Jim Simmons Proxy) Richard Hansen and Chuck Freeman being present.

After discussion, the minutes of the previous meeting were approved.

**Treasurer's Report:** John Beneke reported that he was just back from a trip and that the financial reports would be emailed out the following week. He reported that we had finally received a bill for legal services (over \$5500) and a \$230 tax bill.

**Membership:** Jessica McGee reported that 530 folks (members and new property owners who were joining) had returned their membership forms and fees, as of the meeting. When co owners are added in, the number rises to 554.

**Legal/by-laws:** Nothing significant to report.

**Long Range Plans:** Nothing significant to report.

**Office/Social:** Barby McQueen reported she would be meeting with Gwen Vickers later in the day to finalize the social calendar for the year.

**Top of the Bald:** Chuck Freeman reminded everyone that the cycle never ends and articles would be appreciated. Deadline for the next issue for submissions is 15 April.

**Garden Club:** Jessica McGee reported that the club officers would be meeting this week. The probable theme for the coming year is steep slope plantings, with suggested test projects on the ridge up near Silver Fox and Big Bald, English Ridge above the tennis courts, etc. The goal will be to confirm what will grow and what will not, what will survive the cold and the deer, etc. The next article for the TOB will focus on donations for tree plantings.

**Old Business:**

- Nominations: Not a lot of response yet.
- Ray's Weather Center – John Beneke reported that all the sensors have been moved and are up and reporting.
- The discussion of subscriptions to the TOB for non-members, tabled at the last meeting for lack of a physical quorum, was reopened. Chuck Freeman proposed that "Subscriptions to the TOB be offered to individuals who were not eligible for membership in WLPOA at an annual cost of \$10.00." The motion was seconded and passed.
- Directory: Chuck Freeman reported that he had talked with our publisher, Laura Ponder, and she was quite happy to do a total print of the directory, rather than a supplement/update. Because she had sold the ads to this year's edition on a "two year" basis, she asked that we return the unused directories and she will reuse the ad pages from them in the new edition. She will print additional ad pages and the directory itself, and charge us for the service (which should not be all that much). Next year, ads will be sold on a one-year basis.

- Waste Management Update: Joanne Jackson reported that a meeting was held on March 16<sup>th</sup> of a new committee organized by Madison County Supervisor Debbie Ponder. The purpose of this committee is to seek new ways to encourage and manage recycling, as well as make it cost effective. There is no representation from this end of the county on the new committee. The next meeting will be on April 20<sup>th</sup> and Joanne will keep everyone posted via her electronic newsletter. Jim Landry added that he and Jim Linkenauer still have it on their plates to revisit with Yancey County officials this summer to discuss transfer of Yancey moneys to cover solid waste fees for our Yancey residents.

#### New Business:

- Jim Landry reported no *Round Table* items were submitted during the last month. He indicated that new website software would be installed, because on July 1 *Front Page* will cease to work. Accordingly, the new software, *Web Expression II*, has been ordered and will be installed, at a cost of \$136. Obviously, there will be a learning curve (this is known as the "old dog" excuse).
- Amenities Program. Jim Landry opened discussion, which quickly involved both the board and the many visitors who had joined us at the meeting as a result of just having received their annual request for fees for membership in the Amenities program. While the board was preparing to voice a position on the new fee structure (discussion indicated a strong sentiment that it was, in fact, reasonable based on the costs and projected budget for the program), the board determined that the legal implications for signing the attached waiver letter were, potentially, so significant for homeowners that the board elected to defer judgment on the issue. The board directed the president to seek legal review of the waiver letter from our attorneys and concluded that the decision of whether or not to join the Amenities Program, and sign the waiver letter, was a decision that could only be made by each individual property owner. (A note of appreciation is due to the retired lawyers and contract experts who attended the meeting and highlighted potential problems with the waiver letter.)
- Comments for Roads Maintenance and Security Board Representatives:
  - Jim Landry raised the issue of the need for a policy to deal with the issue raised by Chuck Freeman's suggestion in the last issue of the TOB that homeowners might consider buying a load of gravel for their immediate roadways and seeking a matching load from RM&S. If such a program is followed aggressively, it might lead to a deficit of gravel for areas that need it more. Jim will follow up with a proposal to the RM&S Board for such a policy.
  - Jim Landry also raised a question regarding the reported total ban on combining of lots. He reiterated Milton Ready's statements last year that combining of lots was actually in accordance with the trend to larger lots in upscale communities in Western North Carolina. Jim suggested that there might be some schema to allow a reduced assessment rate for second and additional lots, which would still provide revenues for roads maintenance. Barby McQueen agree to take this issue to the board.
  - A question was raised as to whether it was possible to post all policy statements on the RM&S web site, so that residents could know what they were.
  - The issue of Country Club vehicles being parked on the side of Glenaire/El Miner/Oak Ridge, in violation of the covenants, was raised yet again. This seems to be the issue that will not die! John Beneke said he would speak with the club, yet again.

As there was no further business, the meeting was adjourned. The next meeting will be held on Monday, May 6, 2009 at the Ebbs Chapel Fire Station.

/s/

Charles W. Freeman, Secretary