

**Wolf Laurel Property Owners Association  
Board of Directors Meeting  
Minutes for December 14, 2009**

President John Beneke called the meeting to order at 10:00 am. Also present, physically, were Jim Landry, Jim Linkenauger, Jessica McGee and Chuck Freeman. Present via teleconferencing were Tom Eller, Joanne Wit and Jim Simmons.

The minutes of the previous two meetings, as amended, were approved.

Treasurer's Report: Sonny Colvett was unable to attend, so there was nothing significant to report.

Membership: Hassie Honeycutt reported that one additional membership application and fee had been received, raising our total to 608. Discussion followed her report, centered upon the upcoming joint mailing (with Roads Maintenance and Security) for annual dues and assessments. Jim Linkenauger was particularly concerned that our letter and annual dues form reflect the increase of \$50.00 per year to support the Capital Investment Fund initiative. The board unanimously approved this action.

Legal/by-laws: Mark Miller was unable to attend and there was nothing significant to report.

Long Range Planning: Jim Simmons reported that, aside from the Capital Development Fund action noted above, there was nothing significant to report.

Office/Social: Joanne Wit asked for Tom Eller to report on the issue of liability insurance for the association. Tom reported that we can get renter's insurance at a premium of around \$275 per year which provides \$1M per incident/\$3M per year in liability coverage – from the same company we currently use for our directors' coverage. He noted, however, that we would still need some kind of "hold harmless" letter to allow a member who belongs to the amenities program to serve as host in the event we can use the Village Pavilion for an event – which might prove problematic, as most people would be nervous with such an arrangement. After discussion, John Beneke said he would try to arrange to talk with the manager of Bald Mountain Development Corp the next time he is on the mountain - and will try to coordinate with Joanne so she can be in attendance, if that is possible.

*Top of the Bald:* Chuck Freeman reported that he had only received one article from Jim Landry and that the standard deadline was the next day (Dec. 15) for the next issue. Jessica McGee indicated that she had ready the Garden Post item and John Beneke promised the President's Message as soon as possible.

Garden Club: Jessica McGee reported that wreaths has been purchased and placed to decorate the mail kiosks, the Bald Mountain Development Corp office and the WLPOA office – and some had already been stolen. She also noted that some of the

bird nest boxes had been taken as well. She noted that, weather permitting; bulb planting can still be attempted.

#### Old Business:

- Capital Development Fund: In discussion regarding this issue, it was the consensus of the board that the letter going out in the joint mailing should be so worded to indicate that the annual membership dues were now \$100, with \$50 of that amount going to a separate account that would not be used for operating expenses, but reserved for capital projects. Jim Simmons elected to abstain, as he was having difficulty following the discussion via the telephone connection.
- Unclaimed UPS/FedEx/USPS packages in the WLPOA office: Jim Landry and Hassie Honeycut reported that we had more of a problem than we thought. It seems that the tracking numbers are key to returning packages to the carriers and these numbers seem to be deleted 14 days after delivery. As a result, we may be forced to dispose of packages that are not claimed in a reasonable period (or for which arrangements have not been made by the recipient). Due to questions of liability, it was concluded disposition “unopened” was the preferable action.
- Library: Jim Landry reported that, as of yet, no one has volunteered to assist in the library.
- Wolf Laurel logo items: Jim Landry reported that Tina Wooten will continue to sell her stock of logo items at the Exxon station.
- US Cellular coverage: Jim Landry reported that he had made contact with senior company management to complain about the changes which had been made to improve Mars Hill coverage at the expense of Wolf Laurel coverage. In response, the company has made some changes that have improved coverage somewhat.

#### New Business:

- John Beneke reviewed the proposed annual budget that was emailed to board members previously. After some discussion, the board approved the budget with a number of small changes. John will incorporate those changes and forward an amended budget to board members.
- John Beneke asked for board confirmation of its email approval to intervene in the lawsuit that has been filed against the Roads Maintenance and Security Homeowners Association and Bald Mountain Development Corp. The board confirmed its email vote. As it now stands, our motion to join the lawsuit will be filed by December 27<sup>th</sup> and heard by the court in January.
- John Beneke noted that Tony Martin and his fellow suitors have sent out another mass email – a message that appears to be coming from Wolf Laurel Resort. He indicated that he would address this issue in his President’s Message.
- Jim Linkenauger noted that a number of folks have asked why their property taxes haven’t gone down, even though property values and the real estate

market have tanked. Chuck Freeman volunteered to research the issue and provide an article in the next TOB.

- Jim Linkenauger also suggested that we continue to pursue the issue of receiving some sort of relief for the Yancey County residents who are being forced to pay for garbage service in both counties.

Visitor comments:

There were no visitor comments.

As there was no further business, the meeting was adjourned. The next meeting was to be held on Monday, January 4, 2010 at the Ebbs Chapel Fire Station at 10:00am.

A handwritten signature in black ink, appearing to read "Charles W. Freeman". The signature is written in a cursive, flowing style with some overlapping letters.

Charles W. Freeman, Secretary