

**Wolf Laurel Property Owners Association  
Board of Directors Meeting  
Minutes for February 1, 2010**

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

The minutes of the last two meetings were approved.

Treasurer's Report: Sonny Colvett confirmed that other members of the board had received the monthly financials that he had emailed previously and noted that the major change to our financial status came from the receipt of fees for the new membership year and the establishment of a new account for the Capital Development Fund. Joanne Wit requested that the financial reports be organized to show budget and expenses in monthly incremental fashion so that it might be possible to quickly determine if income and expenses are on track. Sonny agreed to add that to his "to do" list, noting that he had to warn folks that when the President says, "this won't take much time," you need to get nervous.

Membership: Hassiekay Honeycutt reported that, as of the previous Friday, 160 membership forms with checks had been received.

Legal/by-laws: Chuck Freeman noted that the letter that had been sent by the lawyers handling the lawsuit, and which the President and Secretary had signed and returned, had a couple of significant items. First, the lawyers had stated in writing, as they had made clear verbally prior to this, that their support of both the WLPOA and the WL Roads Maintenance and Security Home Owners Association in the pending lawsuit might pose a situation in the future that would prohibit the law firm from continuing to represent the WLPOA. Second, Chuck noted that the lawyers took great effort to emphasize that they were representing the interests of both organizations and that their efforts might not be the same as the interest of any particular director on either of the boards. For that reason, the lawyers stated they would not be bound by their normal confidentiality in discussions with the boards. The President pledged to have the letter forwarded to directors for their review.

Long Range Planning: Jim Simmons reported that, after review, he had decided to table the suggestion of trying to insert photos of members into the directory. He also noted the steady receipt of funds to date for the Capital Development Fund. Chuck Freeman reported that he had completed the normalization of street addresses on the property owner spreadsheet and, with final cleanup, was prepared to send it to Sandy and Louise in the Village to allow them to match the files to those held in the office.

Office/Social: Joanne Wit had nothing to report. The President noted that he had met with the manager of Bald Mountain Development, with results as detailed in the

email he had sent to directors earlier. A lively discussion ensued as to the advisability of sending a joint letter from the WLPOA and BMDC recommending that residents join the Amenities Program for the coming year. After the discussion, a motion was made and passed (one nay) to authorize the President to consult with our lawyers regarding the advisability of such a joint letter, and on the advisability/adequacy of the liability insurance policy we have authorized as a board.

*Top of the Bald:* Chuck Freeman reported that the last issue of the newsletter was again a full color edition, but noted that it was very light on articles and heavy on photography. He noted that the deadline for articles for the next issue is Feb 15.

Garden Club: Jessica McGee reported that \$1200 was still left from Garden Club funds, and that there is still a significant amount of mulch remaining for further use. The President requested that the club consider landscaping and trimming around the WLPOA office as a new project for the Club.

#### Old Business:

- WLPOA Library: The President announced that Hassiekay Honeycutt had agreed to add library support to her work package as the Association's Office Manager. Jim Landry also reported that Susan Reichhart had volunteered to provide some of her time to help.
- *May a rock fall on the head of..:* The President announced that this subject would no longer be carried.
- Liability Insurance Status: Sonny Colvett reported that the insurance has been purchased for less than expected after a refund. He indicated that there were several provision in the policy that needed to be studied, one with potential for the *Top of the Bald* and another dealing with the sales of alcohol.
- Status of Lawsuit: The President reported that a motion to dismiss is currently scheduled to be held in early March at the Yancey County Courthouse.
- Teleconference Status: Jessica McGee reported that the cost for a teleconference microphone/speaker system is much higher than expected – in the \$500 to \$600 range. Phone charges are running \$60 to \$80 per meeting, depending on length and number of directors dialing in. Jessica indicated she is still discussing options with Verizon. Mark Miller suggested checking on SKYPE.
- Capital Development Fund: Jim Landry suggested that we develop a plan to control the new fund, specifically one with a sunset clause. Chuck Freeman noted that he had received several comments from folks questioning why they should contribute funds when there is no published plan stating what the funds will be used for. Jim Linkenauger volunteered to work on a plan to incorporate such elements.

#### New Business:

- AED Situation: Jim Landry reported that a letter had been received indicating that our defibrillator might need updating. Jim contacted the

manufacturer/vender and determined that the serial number of our machine was not one of the one impacted by the update and the software update we received last year is current. Jim also emphasized that the Good Samaritan law of North Carolina provides liability protection for both the purchaser (us) and the user.

Visitor comments: None

As there was no further business, the meeting was adjourned. The next meeting was to be held on Monday, March 1, 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 style with a prominent horizontal line across the top.

Charles W. Freeman, Secretary