

**Wolf Laurel Property Owners Association  
Board of Directors Meeting  
Minutes for February 2, 2009**

President Jim Landry convened the meeting at 10.00 in the Ebbs Chapel Fire Station. A quorum was present, with, Jim Linkenauer (with Mark Miller's proxy), Jim Landry (with Bill Grace's proxy), Jessica McGee (with Barby McQueen's proxy), John Beneke, Richard Hansen and Chuck Freeman being present. Jim recognized the four visitors who were present.

After discussion the minutes of the previous meeting were approved, with minor amendments.

Treasurer's Report: John Beneke reported we have approximately \$38,000 in bank certificates of deposits coming due in April. John reported he intends to add surplus monies from our checking account to make a larger CD. All of our expenses to date are in the black. The financial report previously distributed by email was approved.

Membership: Jessica McGee reported that a mailing would be sent during the week to Blue Mountain association members soliciting their membership in WLPOA as well. An electronic notice on membership has also been sent out via Joanne Jackson's electronic newsletter. A discussion was held regarding the advisability of starting a PayPal account to allow property owners to pay membership dues electronically – it was decided to hold any such action in abeyance for the time being. As of the meeting, we have received membership fees from 134 current members and one new member.

Legal/by-laws: Nothing significant to report.

Long Range Plans: Jim Simmons sent an email to Jim Landry indicating that the LRP will work the issue of a warning system (sirens?/reverse 911?) in the Spring.

Office/Social: Nothing significant to report.

*Top of the Bald*: Next deadline is February 15<sup>th</sup> for items for the Feb-Mar issue.

Garden Club: Nothing significant to report.

Old Business:

- Neighborhood Watch: Tabled to next spring.
- POA Focus Update: Jim Landry discussed actions to submit proposed updates to the covenants and by laws to the Roads Maintenance and Security Board.
- Where do our taxes go? Due to the trash issue: Jim Landry reported that he had met with Jim Linkenauer the prior week and, after discussion, they had decided it would be best to let this issue lie fallow for a while until all of the new Yancey County officials settle into their jobs.
- Solid Waste Management: Jim reported that there are lots of emails flowing from folks who don't understand what is going on. We need to continue to emphasize the requirement for the new 2009 cards in order to use the Ebbs Chapel transfer station.

New Business:

- Jim Landry reported that when he, along with Jessica McGee and Chuck Freeman, had attended the Madison County Board of Supervisors' meeting, he was impressed with how the use of nametags on the table in front of each supervisor made it a lot easier for visitors to follow the discussion and figure out who was proposing what. He suggested that we procure such nametags for the Board, particularly for the annual meeting. Everyone agreed.
- The Amenities program for the coming year was discussed at some length, centering on the concern that the new fees would be so high as to drive membership down to an unsustainable level. Pending announcement of the new fee structure, all we can do is wait and see.
- Comments for the Roads and Security Board representatives:
  - Kay Ryan discussed a problem she has been having with a renter's dog since November. She noted that the dog(s) has bothered numerous other people and Joanne Jackson verified this presented a set of email correspondence regarding the issue. John Beneke, representing the Roads Maintenance and Security Board, made the point that the key to resolving such issues is the filing of a formal complaint via the work order form, either at the office in the village or by using the online form – after, of course, neighborly attempts to resolve the problem. Kay indicated that the renters were supposed to vacate the home soon, which would, hopefully, resolve the problem.
- John Beneke announced that he had discovered that Ray's Weather Center would soon cease to report on Wolf Laurel, due to nonsupport. The service had been funded in the past by various developers. After discussion, the board voted to fund this service, either solely or in conjunction with Roads Maintenance and Security. The cost is \$100 per month and John Beneke volunteered to host the remote weather sensors on his property and web connection.

As there was no further business, the meeting was adjourned. The next meeting will be held on Monday, March 2, 2009 at the Ebbs Chapel Fire Station.