

**Wolf Laurel Property Owners Association  
Board of Directors Meeting  
Minutes for January 5, 2009**

President Jim Landry convened the meeting at 10.00 in the Ebbs Chapel Fire Station. A quorum was present, with Richard Hansen, Jessica McGee, Barbara McQueen, Bill Grace, Jim Landry, Mark Miller, Jim Linkenauer and Chuck Freeman being present. Jim recognized the five visitors who were present.

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

**Treasurer's Report:** Although John Beneke was absent; he did submit his monthly report by email. It was noted that our ending balance for the year had increased by approximately \$10,000 due to our increase in dues, and it was also noted that this action was anticipated in response to expected increase in legal expenses, which have not been experienced to date, but may be. In discussion, it was noted that there appears to be no limit on the balances that can be held by non-profit organizations as described in NCGS 55A-15. Jessica McGee noted that Jim Landry, our web master for our web site, did not have wideband access, and possibly this should be funded by the association. Jim demurred, stating that he had access to wideband at the WLPOA office, if needed. The financial report was approved.

**Membership:** Jessica McGee reported that a mailing was sent out to 148 non-members of the association. Chuck reported that we were able to do the mailing for around 100 dollars, so it was rather cheap. Chuck noted that a significant number of the non-members were full-time residents, which poses a significant issue for new members.

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

**Long Range Plans:** Jim Simmons sent an email to Jim Landry indicating that the next report of the committee will be in the spring.

**Office/Social:** Sandy reported complaints are being received that the neon lights in the office needed to be updated, as patrons are finding it difficult to read package labels with the lights not working. Direction was given to Sandy to get them fixed.

**Top of the Bald:** Current issue should be out in a week or so. Ads are sparse for this issue and the publisher is trying to get more before she finalizes the layout. Next deadline is February 15<sup>th</sup> for items for the Feb-Mar issue.

**Garden Club:** Wreaths were placed on the mail kiosks on Wolf Laurel and Bald Mountain. Improvements to the Hampton Gap kiosk are planned for next year

**Old Business:**

- Neighborhood Watch: Tabled to next spring.
- POA Focus Update: NSTR
- Where do our taxes go? Due to the trash issue, no progress on this item. After discussion, this issue was tabled for the time being.

**New Business:**

- Yancey County waste removal issue. A copy of the alert that was sent out was discussed. The board decided to republish this alert in the upcoming Top of The Bald under the byline of the entire board. This action was approved.
- Comments for the Roads and Security Board representatives:
  - A discussion of the signage at the front gate was discussed, relating to the “resident” and “visitor” lanes now that the new bar code reader has been installed. While there is a small sign before the gate house, it was suggested that it might be a safety improvement to put signs above the two lanes for more attention by drivers. In discussion, it was revealed that visitors are showing a propensity to jump at the “open” lane on the right when traffic backs up on the left lane.
  - In line with the above problem, it was noted that some residents have received a “scare” coming through the right lane when visitors suddenly depart the gate house and “merging” from the left lane is suddenly a problem. Sandy, as Interim Director of Security, took this as an action item to alert the guards who control the raising of the bar in the visitor lane.

#### Comments from Visitors:

- Kay Ryan asked what the issue was with Community Watch. After discussing the matter, it continued to be tabled for the nonce, with the suggestion that it might be a good subject for the annual meeting, as well as in the *Top of the Bald*.
- A discussion arose regarding the vehicle fire, which occurred in front of the mail kiosk on Big Bald. Key problems that occurred were a failure to clearly identify the location of the fire (Wolf Laurel versus Wolf Ridges), a failure to call 911 (calls were made to the gate house, instead), and then a failure to move the vehicle out of the street in a timely manner.
- The question of a siren system was again discussed with no resolution.
- The question of whether, if Roads Maintenance and Security did not intend to issue Wolf Laurel decals for the windshields, could WLPOA possibly buy them for members? Road Maintenance and Security Representatives were asked to confirm that decals would not be provided.
- Jessica McGee reported that Pisgah Pass/Painted Ridge residents had met with the Carolina Water folks this summer after the annual meeting with great results – it was noted that water service had been great since then, and water service was continuous throughout the holidays.
- Jim Landry concluded with a request that everyone be respectful of Tim and Doyle down at the waste transfer site on Laurel Valley. They are not the problem and don’t deserve to be hassled.

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