

**Wolf Laurel Property Owners Association
Board of Directors Meeting
Minutes for January 4, 2010**

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

The minutes of the last meeting, with corrections, were approved.

Treasurer's Report: Sonny Colvett noted that he and John Beneke were in the midst of transferring responsibilities for financial reporting, and indicated that a monthly report would be out in the next few days. He took the opportunity to discuss several of the recent expenses.

Membership: Jessica McGee reported that the letters and annual membership fee forms had been printed and were expected to go out shortly with the joint mailing of the Association and the Roads Maintenance and Security Home Owners Association annual assessments.

Legal/by-laws: Mark Miller deferred to John Beneke, who noted that he had met with Nat Peiper (recently appointed to the Roads Maintenance and Security board by Bald Mountain Development Corp and the lead for responding to the lawsuit filed by Tony Martin et al). John requested that discussion be deferred to later in the meeting.

Long Range Planning: Jim Simmons reported that the Capital Development Fund discussion would be deferred to later in the meeting. He did indicate that a suggestion had been submitted to enhance the annual Directory of Membership by including photographs of member. Joanne Jackson reported that Roy McMurry had advised her that The Laurels property on Puncheon Fork Road had been sold to Fred Suiter (sp?), one of the original co-owners in the troubled property. That would indicate that the property was not, apparently, going to be developed as a "camp" as had been rumored.

Office/Social: Joanne Wit had nothing to report on social and indicated that the issue of liability insurance for the association would be discussed later in the meeting.

Top of the Bald: Chuck Freeman reported that copy for the TOB had been sent to the printer, but layup had been delayed in order to secure more photographs because of the limited number of articles provided. Production will be further delayed, as the signature containing the President's Message had to be reprinted due to a needed revision. Because of the reprinting, there will be an additional cost, which will be billed by Dancing Moon Print Solutions.

Garden Club: Jessica McGee reported that a winner had been picked for the best Halloween decoration: Tom and Debby Wallace at 215 El Miner.

Old Business:

- Capital Development Fund: Jim Linkenauger asked that the letter and annual membership fee form be revised to reflect the increase in annual dues to \$100. It was suggested that the letter/form emphasize that the additional \$50 for the Capital Development Fund would be put into a separate bank account and would not be used for operating expenses. Hassie Honeycutt was requested to report on collection results at future meetings.
- Unclaimed UPS/FedEx/USPS packages in the WLPOA office: Jim Landry again emphasized that items that were not picked up after a reasonable time would be disposed of, generally by contribution to charity (Goodwill, etc.).
- WLPOA Library: Jim Landry reported that, as of yet, no one has volunteered to assist in the library.
- *May a rock fall on the head of..*: Discussion continued on the advisability of starting such a column or feature in future issues of the TOB. An excellent example was brought up by John Beneke: we ought to wish such a fate for all the people who, during recent snow storms, decided to just park in the road rather than try to get up or down their individual driveways. This practice created some real challenges for others who wished to use the roads and created a real problem for the snow plows. This led to a discussion of the need for alternate "Inclement Weather Parking," such as in the Village or at the Country Club. John took the tasking to talk to Sandy and Harold (and possible the club, which owns its parking lots) about formalizing some sort of arrangement so that fewer cars will end up parked in the roads. At the end of this discussion, it was moved that we prepare (tasking to Chuck Freeman) a letter of appreciation to the Roads Maintenance and Security crew for their outstanding efforts in the past month to respond to all of the snow we have received.

New Business:

- John Beneke briefed the board on the current status of the lawsuit and the results of his meetings with Nat Peiper and the legal team. He noted that a decision has been made for the WLPOA to not intervene at this time, reserving the right to do so at a later date. He noted also that the legal team representing Bald Mountain Development and the Roads Maintenance and Security Home Owners Association had asked for a hearing on the 8th of February in Avery County.
- John Beneke noted that a letter of resignation had been received from Mr. and Mrs. Robert L. Hughes at 350 Unikite Lane. The key point of the Hughes action was a concern that, because the WLPOA had no liability insurance, the Hughes might become liable for torts deriving from WLPOA sponsored activity. Discussion ensued as to how to respond, with John taking the tasking.
- Tom Eller was asked to brief the status of efforts to possibly acquire liability insurance. Tom reported that the previous estimate of \$275 per year (from our current provider of directors' insurance) had risen substantially with the

revelation that the Association has over 600 members. As a result the quote lies at \$1700 for basic coverage, with an additional fee of around \$500 for umbrella coverage. After extensive discussion centering around the question of whether we needed such coverage to protect our meager assets as a corporate entity – vice our “obligation” to have the ability to act as a responsible element of the community (i.e., we had a policy to meet the demands of an unfortunate event), Jim Simmons moved that we authorize the expenditure of up to \$2500 to purchase liability insurance for the WLPOA. A majority of the board voted in favor of the motion, with Mark Miller, Jim Landry and Bill Grace (proxy held by Jim Landry) voting negative. Tom Eller took the action.

Visitor comments:

Kay Ryan stated that, upon reflection, she did not see the merit of spending the money and effort to put pictures in the Directory of Membership when there were so many more important issues facing the Association.

Jessica McGee reported that the cost of the conference call for the December meeting was approximately \$60.

It was noted that there is no stop sign at the bottom of Wolf Ridge Road, where it dead-ends into Wolf Laurel.

As there was no further business, the meeting was adjourned. The next meeting was to be held on Monday, February 1, 2010 at the Ebbs Chapel Fire Station at 10:00am.



Charles W. Freeman, Secretary