

**Wolf Laurel Property Owners Association
Board of Directors Meeting
Minutes for July 6, 2009**

President Jim Landry convened the meeting in the Ebbs Chapel Fire Station. Jim Simmons, Tom Eller (holding proxy for Barby McQueen), Jim Linkenauger (holding proxy for John Beneke), Jessica McGee, Mark Miller, Bill Grace, Richard Hanson and Chuck Freeman were also present.

Jim Landry welcomed the numerous homeowners present.

After discussion, approval of the minutes of the previous meeting was deferred until new business.

Treasurer's Report: John Beneke was not present, but had sent the financial report out via e-mail to all board members. Of note, approximately \$7K received from Gwen Vickers as residue from the entertainment fund was to be deposited as a separate certificate of deposit. The report was approved.

Membership: Jessica reported that there were 602 members as of the meeting (with 30 co-owners and one membership from the Ridges), providing 572 voting memberships.

Legal/by-laws: Nothing significant to report.

Long Range Planning: Jim Simmons reported that the committed met on June 2nd and the most significant development was the suggestion of a Capital Development Fund to start growing a fund for the possible future purchase of amenities facilities by the association. Jim Linkenauger wrote an excellent article on this suggestion, which was published in the *Top of the Bald*. At the general membership meeting later in the month, Jim was to speak and seep input from the membership.

Office/Social: Barby McQueen was not present and there was no report.

Top of the Bald: Chuck Freeman reported that the latest edition was out and represented the first time we had six color pages in an issue.

Garden Club: Jessica McGee reported that the Big Bald Road mail kiosk project had cost \$300. The next project is a memorial garden at the corner of Pisgah Pass and Big Bald. This, the first in a series of proposed neighborhood funded and executed projects, will be at no cost to the Garden Club. The next Garden Club funded project will be in August at the Hampton Gap mail kiosk. Jessica noted that the deer had been at work eating some of the planting.

Old Business:

- **Waste Management:** Joanne Jackson reported that the next meeting of the Madison County committee was scheduled for July 20th. Jim Landry reported attending a Yancey County meeting on waste and recycling plans. It was the 3rd in a series to update the state plan. He noted that Yancey officials were surprised at the problems and issues in Madison County when he mentioned them.
- **Electronic Vote confirmations:** The board affirmed the email vote to not ask our attorneys to attend the annual meeting. The board also affirmed its email vote to release the memo from our lawyers to the Roads Maintenance and Security Homeowners Association board for their review and use.
- **Roads Maintenance and Security Homeowners Association Board of Directors appointments:** Jim Landry announced that Barby McQueen had tendered her resignation from the Roads Maintenance and Security board. In her place, Jim appointed Jessica McGee to fill out the term.
- **Comments from the audience:** None.

New Business:

- **Annual Membership Meeting:** Jim Landry made reference to the draft agenda that he had been mailed out to the board members. He announced that Warren Johnson had agreed to serve as Parliamentarian. Mark Miller was appointed to oversee the vote counting for the election of new directors. Joanne Jackson volunteered to provide the list of deaths of members and former members during the past year. Jim Linkenauger reported that Monte Veal, President of the Country Club, had suggested that we might hire an off-duty deputy to be on-hand for the meeting. The board approved that suggestion with a unanimous vote.
- ***Top of the Bald:*** a lively discussion was lead by Jessica McGee regarding what was appropriate to include in the *Top of the Bald*.
- **June Minutes:** The Board directed the secretary to revise the draft minutes to remove statements and attributions. Approval of the minutes was deferred to the next meeting pending revision.
- **Round Table:** Jim Landry reported that he had received three queries on the web page dealing with the status of the amenities program (referred to Cindy Tucker), a request for information on the internet service provider MAIN (referred to Chuck Freeman, who is a subscriber), and a suggestion to rent a rental property for Friday Nighters (which was included in the last *Top of the Bald*).
- **Comments for Roads Maintenance and Security Board Representatives:**
 - A homeowner complained about utility debris (branches and twigs pruned from under overhead lines) that had not been removed from the corner of Ivy Way and Spring Brook. Sandy Gwozdo took the item

- for action, noting that French Broad had already been called to remove the debris.
- Another homeowner commented that the guards at the gatehouse need flashlights to respond to power outages, but suggested that a generator might also be appropriate. Sandy took that for action as well and agreed to bring it to the Road Maintenance and Security Board's attention.
 - A homeowner asked for the status of the bridge. Sandy reported that a sign had been posted on the bridge limiting the weight of vehicles allowed to use it and that Roads Maintenance was working to have the bridge repaired.
 - Comments from homeowners: Larry Smith raised the question of who will get the equipment and assets of the Roads Maintenance and Security Homeowners Association in the event that Tony Martin prevails in the suit which he has filed? Larry specifically asked if the developer would inherit those assets. Nancy Schmidt suggested that it might be possible for more homeowners to attend the monthly meetings if they were held on weekends, rather than on Mondays.

As there was no further business, the meeting was adjourned. The annual membership meeting will be held on July 27th. The next monthly meeting will be held on Monday, August 3, 2009 at the Ebbs Chapel Fire Station at 10:00am.

/s/
Charles W. Freeman, Secretary