

Wolf Laurel Property Owners Association
Board of Directors Meeting
Minutes for May 4, 2009

President Jim Landry convened the meeting at 10.00 in the Ebbs Chapel Fire Station. A quorum was present, with Bill Grace, Jessica McGee, John Beneke, Mark Miller, Tom Eller, Jim Landry, Jim Linkenauger, Richard Hansen and Chuck Freeman being present.

Jim Landry welcomed the homeowners present.

After discussion, the minutes of the previous meeting were approved.

Treasurer's Report: John Beneke noted that the financial report had been emailed to all board members. He reported that he had closed the certificate of deposit we held with Wachovia Bank and moved the funds to Asheville Savings with our other CD. The purchase of the new CD at Asheville Savings, while at a lower rate, allows us to withdraw funds with fewer penalties. Regarding the financials, John noted that there is the appearance of Revenues being ahead of expenses, but this is an artifact of our move to a monthly reporting structure, vice annual – the annual fees arrive early, but are expressed as a monthly factor in our budget. The report was approved.

Membership: Jessica McGee reported that there were now 575 voting members as of the meeting.

Legal/by-laws: Nothing significant to report.

Long Range Plans: Nothing significant to report. There will be a meeting in early June.

Office/Social: Barby McQueen was not present to report.

Top of the Bald: Chuck Freeman reported that the current issue was in the final stages of printing. He reported it would be a large issue, with four color pages, vice the usual two. If advertising continues to increase, Chuck and the publisher, Laura Ponder, are aiming to slowly increase to the goal of an all-color production, but that may be a long time in coming with the current economy.

Garden Club: Jessica McGee reported that birdhouses built during summer camp last year are now up on the nature trail and on the guardrails at the mailbox kiosks. Cork bulletin boards have also been installed in the kiosks, along with a copy of the covenant rules regarding postings. She reported that the Carolina Water/Utilities, Inc. had been contacted regarding a dumpster on El Miner that was a source of wind borne trash and that a new dumpster with a cover was now in place. She stated that the Garden Club Board would meet soon and the first general meeting of the club was being planned for June. Jessica concluded by saying she would meet with the Roads Maintenance and Security Board at its next meeting to ask for assistance with the club's planting projects.

Old Business:

- Jim Landry asked the Board, now that a physical quorum was present, to confirm three decisions that has been made in the past month, either at the last meeting or via email consensus:
 - A motion was made and approved that an Executive Committee be appointed at the request of our attorneys for the specific duty of holding meetings and exchanging information via US Mail/email with the WLPOA attorneys. Appointees are Jim Landry, Jim Linkenauger, and Chuck Freeman. All information and conversations will be made available to the full WLPOA Board, subject to client-attorney privileged communications restrictions. (Approved by the Board)
 - A motion was made and approved by the Board via Email to issue an alert to residents informing them of advice from our attorneys as follows: *POA members and residents should not sign the waiver until counsel has had the opportunity to review and offer an opinion. Members can still send in the required fee, without the waiver.* (Approved by the Board)
 - A motion was made and approved at the last meeting to donate \$500 towards the purchase of new meeting tables for the ECFD. (Approved by the Board, which was fortunate since we were sitting at the new tables!)
- Nominations: Terrill McGee reported that he was having difficulty with coming up with volunteers who were full-time residents. He was now expanding his search to part-timers. After discussion, the Board decided to close nominations on the 15th of June.
- Ray's Weather Center – John Beneke reported that all the sensors continue to operate normally. He also reported that enough donations have been received to purchase two web cams. Ray's Weather Center personnel will install the web cams when they are purchased.
- Directory: Sandy Gwozdo reported that the listing for the directory was in the final stages of preparation. Cutoff will be not later than the end of the month as she received additional checks, and as our publisher schedules the printing run.
- Jim Landry gave an update on the transition of our web site to the new Microsoft software. Woe is Jim learning new tricks, but progress is steady.
- Waste Management Update: Joanne Jackson reported that the next meeting of Madison County's special planning board would be on Monday, May 18th at the county's offices in the Old Ingles building. There was also scheduled a presentation in the community center on Petersburg Road at 7:00pm the next evening.
- Amenities update: Jim Landry reported there was no new information. He emphasized that the WLPOA was non-committal on the subject of the Amenities Program, other than our view that the fee structure was within the reasonable range. He noted that our attorneys continue to recommend that individual homeowners consult their personal attorneys before signing any waivers.

New Business:

- Jim Landry reported three *Round Table* items were submitted during the last month that were all unfavorable to the Board regarding our action to send out the alert regarding the Amenities Program. All three were anonymous and all three failed to pose a question we could answer – they were more in the form of venting. After discussion, it was the consensus of the board to continue to delete such items from our web site.

- Comments for Roads Maintenance and Security Board Representatives: None.
- Jim Landry brought to the Board's attention that he has discovered through talking to Tina Wooton that the last year has been brutal for the High Mountain General Store in Wolf Crossing Plaza. Considering that, with the lack of sales at Scenic Wolf Mountain and the Preserve, we are the only customer base for this business. In view of the impact of a closing of this business, Jim asked the Board's permission to prepare an insert for the coming issue of the *TOB* to encourage our members to patronize the General Store and to point out the impact of the business on our local community. The Board gave its approval.

Visitor Comments: One question was raised: *What is the status of Monday Nighters and Friday Nighters?* Jim Landry responded by saying that, until things are sorted out, these events are on hold. He noted that they are not part of the Amenities Program, but are sponsored by WLPOA and traditionally held at the Pavilion in the Village. However, BMDC has locked the restrooms and apparently declared the Pavilion unready for use. It may be that the WLPOA will need to make alternative arrangements for these events.

As there was no further business, the meeting was adjourned. The next meeting will be held on Monday, June 1, 2009 at the Ebbs Chapel Fire Station.

/s/
Charles W. Freeman, Secretary