

**Wolf Laurel Property Owners Association  
Board of Directors Meeting  
Minutes for September 7, 2009**

President John Beneke convened the meeting in the Ebbs Chapel Fire Station. Jim Landry, Joanne Wit, Mark Miller, Jim Simmons Sonny Colvett, Jessica McGee and Chuck Freeman were also present.

John Beneke welcomed the few homeowners present.

The minutes of the last meeting were approved.

**Treasurer's Report:** John Beneke noted that the financial report for the meeting had been provided by e-mail to the board members. He also noted that our biggest expense (\$23k to date) was for professional expenses (legal expenses). The report was approved.

**Membership:** Jessica reported that there was nothing significant to report, other than we have three new members for a total of 605.

**Legal/by-laws:** Mark reported that Terrill McGee, as a result of his service on the nominating committee, has reviewed our by-laws and has a number of suggestions for changes that will eliminate ambiguities and improve the language. At the direction of the President, Mark and Terrill will work on a set of proposed changes. After the board has approved these changes, it is intended to post them on the web site for all members to review, pending approval at the annual meeting next year.

**Long Range Planning:** Jim Simmons reported that there would be a meeting of the committee on Tuesday, September 8.

**Office/Social:** Joanne Wit reported that we had hired Hassie Honeycutt as our new office manager. Joanne also requested authority to contact the owner of Bald Mountain Development Corporation in order to discuss possible ways of securing use of the pavilion in the Village to support our traditional Monday and Friday Nighters next year.

**Top of the Bald:** Chuck Freeman reported the July/August edition of the TOB had been mailed the previous week. Joanne Wit noted that she did not get a single copy of the TOB while she was up on the mountain. In discussion of this issue, it was concluded that next spring we should send out a message to the membership reminding members that, if they wanted to receive the TOB while at Wolf Laurel, they should send an e-mail to [WLPOA@Verizon.net](mailto:WLPOA@Verizon.net) requesting that Hassie update our mailing list to reflect their summer address. It will also be necessary for folks to send a second email address change when they leave for their winter residences.

**Garden Club:** Jessica McGee reported that the fundraiser at the Linkenaugers' home had raised \$1834 after expenses. Jessica reported that the beds along Wolf Laurel Road had been weeded the previous week and mulching of the beds will be scheduled in the near future. The next club project involves plantings around the Tennis Courts.

**Old Business:**

- Annual Meeting minutes in digital form were requested by Sonny Colvett, Joanne Wit and Jim Landry
- Sonny Colvett requested clarification on what coverage for liability is provided for board members. John Beneke advised the new members to the board to check with Hassie regarding the documents on file in the office, such as our liability insurance policy.
- Sonny Colvett also asked how a special meeting of the board is called. John Beneke and Jim Landry provided the answer that our by-laws call for advance notification of such a meeting, to include a specific purpose for such a meeting.
- Capital Development Fund – With Jim Linkenauer not being in attendance, the President chose to defer discussion until the next meeting. It was noted at the time that discussion would occur at the Long Range Planning meeting scheduled for the next day.

#### New Business:

- Tony Martin's e-mail alert offering water system services – John Beneke noted that many people have commented that they thought the alert had come from either Bald Mountain or the WLPOA due to the way it had been addressed in the FROM element. John will write an e-mail notice to all members stating that Tony's e-mail was not from the WLPOA and advising members to contact the water company if they had any questions.
- A discussion was also conducted into the circumstances and events that had transpired the previous Friday related to the removal of a storage container from the common area/roadway near Tony Martin's property. These events involved both the Madison and Yancey County Sheriff's departments, Bald Mountain, and a cast of tens.
- Sonny Colvett proposed a motion to authorize Joanne Wit to spend up to \$1000 in order to develop a viable social program. The motion carried with two dissenting votes (Landry and Grace for reason that no plan has been developed and submitted).

#### Visitor comments:

- In response to a board member comment on website appearance, Nancy Landry commented the Alert messages will be handled in a professional manner as always.
- The board was asked if we are still rolling up lawyer fees with the lawsuit against Bald Mountain and the Roads Maintenance and Security Homeowners Association. John Beneke replied that now that our lawyers are representing the RM&SHA, because their normal lawyers withdrew as they are representing one of the plaintiffs in the lawsuit, all expenses will now be paid by the RM&SHA.
- Sonny Colvett praised the association's web site as a wealth of information for new board member like himself. He noted it was well organized and easy to navigate.

As there was no further business, the meeting was adjourned. The next monthly meeting will be held on Monday, October 5, 2009 at the Ebbs Chapel Fire Station at 10:00am.

/s/  
Charles W. Freeman, Secretary