

MINUTES OF THE MEETING OF THE
BOARD OF
SYLVA VISTA ROAD ASSOCIATION

June 30, 2018

The President declared that a quorum was present and called the meeting to order at 2:35 p.m. Present were: Jo Stringfellow, president, Barb Frisbie, treasurer, Dennis Olson, full-time officer, Ron Van Alstyne, part-time member, and Susanne DiBerardino, secretary. Association members present were: Barbara Olson, Franco Jimenez and Pat Doherty.

The agenda and treasurer's reports were distributed.

Mrs. Frisbie reported the additional financial report is a breakdown of expenses and income with specificity as to individuals and/or companies. Categories of expenses as to grading, Irma, snow and culvert are reflected. Grading totaled \$28,201.74. Irma cost a total of \$17,575 for storm cleanup. Snow expenses (plowing and salt itemized) total \$2,450. A culvert was replaced on Parris Branch just past Basswood and that was \$1260.

The usual expenses of postage, electric, insurance, et cetera, totaled \$1896.35; however, the Duke cost of \$100 is a partial, six-month cost, and will be approximately \$200 in the coming year.

The total expenses for fiscal year 2017-2018 amounted to \$51,383.09. The income from dues, savings, impact fees and miscellaneous was 61,205.08. With a beginning balance of \$6751.74, balance in the checking account as of June 30, 2018, was \$16,573.73. However, Mr. Farmer is owed between \$8,000 and \$10,000 for work underway but he has agreed to wait until the project is completed for payment.

Regarding the delinquencies, certified letters have been sent. In one instance, the debtor has never bothered to pick up the certified letters but has spoken personally to a board member with promises to pay. As long as a property owner is delinquent and not in good standing, the property owner at the time of an association meeting would not be eligible to vote.

At the direction of the board, Mrs. Frisbie prepared a report reflecting income and expenses for the last 10 years. Discussion ensued regarding the difficulties of the association in meeting expenses year after year. With dues having stayed at \$500 for the past eight years, it was the decision of the board that a recommendation be made at the upcoming annual meeting that the dues be increased.

Mr. Olson moved that the board recommend to the membership that the dues be increased \$250 a year. Mrs. Frisbie seconded the motion. Motion passed.

The next agenda item was the president's report on road issues.

The president recognized Pat Doherty.

Mr. Doherty advised that in his opinion the road is cantilevered the wrong way. With the roadway down to bare roadbed in several places, and with culverts that need to be replaced in several places, major expenditures need to be made. Mrs. Stringfellow advised that with the dire straits the association is in with regard to moneys, the replacement of the culverts which normally run \$1200 to \$1500 per culvert is being deferred.

At present Mr. Farmer is completing grading and cleanup of the ditches and culverts; however, finding someone with the proper equipment to do mowing along the roadways has proven difficult. Grading, graveling and cleanup will have to be done again in November. There are several downed trees that need attention throughout the property as well.

Moving on to the next agenda item, Mrs. Stringfellow advised that the term of Bob Cyrus will be up. He is a part-time member. Mrs. Frisbie has spoken with Mr. Massaro who has graciously volunteered to serve. His nomination will be made at the annual meeting.

Mrs. Stringfellow reported that Tony Welch is concerned that somebody has been cutting his trees and bushes on his property. Unfortunately, trees, limbs or bushes that may impede the sight line of drivers need to be tended to. Clear vision lines around curves need to be maintained and he was advised of that. A letter will be sent regarding this issue (Sorry, Jo, my notes are sketchy as to whether a letter was sent or will be sent)

Next the president recognized Dennis Olson who gave a report on the proposed acquisition of a gate at the entrance to the association property. The sole purpose for the re-installation of a new gate would be to protect the roads within the subdivision from the continued use by unauthorized drivers, sightseers, hunters, et cetera. Mr. Olson presented three bids from gate companies for review.

After review and discussion, the apparent low bidder was Asheville Fence. Mrs. Stringfellow reported that a canvass of the membership has revealed that the installation of the gate could be successfully funded by donations. Similar to the undertaking by homeowners in and around Basswood (formerly Ruffensteepp), once their road was paved, maintenance was assumed by the association and that would be discussed at the annual meeting.

Mr. Olson moved that the installation of the gate be brought to the membership for discussion and possible vote. The issue of the gate being partially funded by donations (up to 50 percent or beyond) will be discussed and that the membership will be fully aware that maintenance of the gate once the warranty period has lapsed will be assumed by the association. Mr. Van Alstyne seconded the motion. Motion carried.

Motion to adjourn was made by Mrs. Stringfellow and seconded by Mrs. Frisbie. Motion carried.

