

MINUTES OF THE ANNUAL MEETING OF
SYLVA VISTA ROAD ASSOCIATION
JULY 7, 2018

The annual meeting of the Sylva Vista Road Association was called to order at 12:50 p.m.

Those present introduced themselves. A membership roster is attached with those present checked. Brenda Mixon and Andrew Stringfellow, although listed on the roster, were not present.

Jo Stringfellow, president of the board of SVRA, addressed the meeting.

Membership present received a packet of information which included minutes and agenda from the 2017 annual meeting, minutes of the July 8, 2017, board meeting, SVRA meeting agenda dated July 7, 2018, an up-to-date membership roster, a three-year treasurer's report as of June 30, 2018, a ten-year average of road association expenses spanning the years 2008 through fiscal year 2018, and a copy of "Suggestions for Good Driving in Sylva Vista," a summary of rules and suggestions for safe and courteous mountain driving.

Under Old Business, the first agenda item was the approval of the minutes from the July 8, 2017, annual meeting.

Mr. Van Alstyne moved approval and Ms. Frisbie seconded the motion. Motion carried.

Next, the president recognized Barb Frisbie who gave the treasurer's report as follows:

Mrs. Frisbie reported of utmost importance is that there is no longer an open savings account. Moneys from that account were transferred into the association checking account and, of necessity, were used for road grading and Hurricane Irma cleanup. Cleanup was over \$17,000.

Snow removal for the 2017-2018 season amounted to \$2450. The category "Office Supplies," which shows \$75, was for the banner at the entrance that was erected prior to the lunar eclipse to discourage people from coming onto the roadways of Sylva Vista in an effort to get a better vantage point atop our mountain.

Under "Income," Mrs. Frisbie reported that reflects the transfer of moneys from savings into checking which was done in two installments, resulting in the savings account being closed out in November.

On a good note, the Town of Sylva paid \$300 to the association for its road usage.

At the conclusion of the treasurer's report, as there were no questions for the treasurer, the president called for approval of the financial report.

Mr. Van Alstyne moved approval. Mrs. Blevins seconded the motion. Motion carried.

Under New Business, the first agenda item was a report to membership on the condition of the road.

Mrs. Stringfellow advised that Tim Green, our long-time road maintenance man, is no longer performing road services for the association; however, the new people who were hired have been doing a very good job. It has taken a little longer because of some equipment breakdown but the grading should be finished up soon. Several culverts remain to be replaced and some banks are also in need of shoring up.

In addition, there is mowing to do, but finding a person or company has been a difficult undertaking. If any member knows of someone with professional mowing equipment -- more than just a weed whacker -- and who would be interested, please furnish that info to Mrs. Stringfellow.

Mrs. Cody advised that if it could be determined exactly what company was responsible for the damage done to Hoot Owl Hollow, a claim could be turned in to insurance for those road repairs.

Mr. Cody also noted that the bottom of the paved road is in need of repair. The shoulders are breaking up and the two culverts in the same area need to be cleaned out. They seem to be buried under about three feet of foliage. Mr. Cody will assist in marking those areas.

Mrs. Stringfellow reported there are ditches to be cleaned, culverts to be repaired or replaced, spring and fall grading to be completed, and road banks in need of attention, but that the association, as can be seen from the financial report, has very little money left to complete the repairs.

In consideration of the dire financial circumstances of the association, the board directed that the treasurer prepare a ten-year outline of the expenses and income for the association, said report to be presented to the membership at the annual meeting.

Mr. Olson highlighted the results as follows:

The report entitled "10 Year Average," included in everyone's packet of information is an Excel spread sheet reflecting specific expenses over the past ten years for road grading, snow and tree removal, culverts, paving, mirrors and signs. The next section is legal, electrical and clerical fees. And then a ten-year average and ten-year total.

Mr. Olson reviewed the specific expenses for each group along with the running total and ten-year total. Everyone was reminded that the board cannot spend money it does not have. In some years, the previous boards have gone into arrears where more money was spent than was received in income from dues. There were times when items, such as insurance, could not be paid.

Mr. Olson reported that from the summary report, it appears that the asphalt road section was slightly more economical than the gravel section, a fact that could probably be proven out on Basswood where a steep portion of the road was asphalted, but before that was done, there was more money spent on the gravel for that steep slope than has been spent on the asphalted part.

Mr. Olson explained that as reflected in the report, year after year, there has been a deficit. Mrs. Stringfellow added that had there not been the \$24,000 in savings this year when the hurricane hit and the roads needed to be cleared, there would have been nothing to do but an assessment for emergency funds.

Mr. Olson moved that the association dues be increased from \$500 a year to \$750. Mr. Sutton seconded the motion.

The president called for any discussion.

Mr. Cody pointed out that the situation encountered this year was not a frequent occurrence. Mrs. Smolik, however, pointed out that the ten-year averaging clearly shows that in eight of those ten years, with \$16,500 being received from dues, the association has consistently spent more money than it was bringing in and now the savings have been depleted. Dr. Jimenez mentioned that the gravel roads need

more than just grading, and because the money is not there, proper maintenance of the gravel portion of the road has suffered.

Mrs. Prather addressed the meeting, giving an historical point of view to the formation of the association over 30 years ago. The savings arose when one of the members decided the subdivision needed new paving “down below” and it was moved that the fee be raised from \$300 to \$400 and that the extra \$100 be put into savings. Instead of being able to save that money, it was spent every year, not on paving but on general upkeep of the road.

At the conclusion of discussion, Mrs. Stringfellow called the motion.

There were 15 yeas and 5 nays. Motion carried.

The next agenda item was election of new board members.

Mrs. Frisbie moved that Frank Massaro be put forward as the new part-time board member. Dr. Jimenez seconded the motion. Motion carried.

Moving to the last item on the agenda, Mrs. Stringfellow recognized Dennis Olson, gate committee liaison, who reported on the findings of the gate subcommittee as follows:

Mr. Olson advised that the results of the initial gate committee meeting were that for the preservation of the road and to reduce the traffic on the road from persons who neither reside in the Sylva Vista community nor have any purpose in being on its private roads, research should be conducted into the cost and opportunity for the construction of a gate at the entrance to the property.

Mr. Olson relayed that many people within the community have encountered hunters with rifles prowling the subdivision and one of the association members approached him recently and related there were drug needles strewn along the roadway.

At the behest of a 2017 annual meeting motion and direction, the committee conducted an investigation into the feasibility and cost of a gate. Mr. Olson explained the features associated with a gate and answered all questions that were posed as to accessibility.

In answer to Mr. and Mrs. Cody’s questions regarding the legality of restricting access to the subdivision, Mr. Olson pointed them to deed book 512, pages 520, 525, 533, 550, 560 and 570.

Next Mrs. Stringfellow recognized Avery Brown who addressed the meeting.

Mr. Brown spoke of growing up on Sylva Vista, about its past and future development. Mr. Brown spoke of understanding the concerns of the membership. He spoke of the fact that 42 years ago when Sylva Vista was planned, there never was an intention of it becoming gated. Regarding future investment by his family for further development, his father’s plan is to build two houses a year. That will involve subcontractors coming and going. Of course, he stated, he was here not only to represent his family in their future plans but as someone who will be involved in that process as well.

At the conclusion of discussion, Mr. Van Alstyne moved to approve the concept of constructing a gate as indicated by the subcommittee. Mrs. Holliday seconded the motion. Motion carried. There were 15 yeas and 4 nays; 1 member abstained.

After discussion regarding the cost of the gate and maintenance thereof, Mr. Van Alstyne moved that in furtherance of the above motion, he additionally moved that the purchase and construction of the gate would be borne by donations, but the maintenance costs, once the warranty period had expired, would be assumed by the association. Mrs. Holliday seconded the motion.

The president called for any discussion.

Mr. Cody registered his objection to the membership maintaining the gate. It was his feeling that those who donated for the purchase and construction "should pony up and not depend on everybody else to maintain their little project."

Costs for various maintenance on a monthly and yearly basis were itemized and discussed.

The motion was called.

16 yeas; 3 nays; 1 abstention. Motion carried.

Whereupon at 2:13 p.m., the meeting was adjourned.