

**Linville Falls Club Property Owners Association, Inc.**  
**Monthly Board Meeting Minutes**  
**Monday, October 07, 2019, 4:00pm @ The Inn at Blue Ridge**

**Present:** John Szweda, Andy Price, Ellen Mick, Jeanie Crago, John Plain, Richard & Worth Merritt, Tom Kelechi, Doris Ryan, Melanie Harris, Rebekah Thomas, Harry & Shirly Selsor, Pat Bundy, Maria Burdette, Mayo Collier and by phone Glenn Goldan.

**1) Declaration of a quorum, call to order**

**2) Call for approval of this agenda**

- a. John Plain moved to approve the agenda and Ellen Mick seconded with unanimous affirmative vote.

**3) Call for approval of minutes from the September 16, 2019 board meeting**

- a. Ellen Mick moved to approve minutes and John Plain seconded with unanimous affirmative vote.

**4) President Report (John Szweda)**

- a. Stormwater drain pipe along the entrance road is now complete.  
b. Annual meeting: Date: November 16, 2-4pm. Agenda: Voting on the following:  
i. two new board members,  
ii. CC&Rs change and oversight by A&A Tax Services  
iii. 2020 Proposed Budget  
c. A discussion was had regarding the voting process at the annual meeting

**5) Treasurer Report (Jean Crago)**

- a. September = 75% of year; expenditures = 71% of budget  
b. September: Receipts = \$0  
Expenditures = \$10,324.24 (Operating budget)  
Balances: Checking/Budget Reserves = \$40,937.17  
Borrowed \$30K for sinkhole leaving \$10,937.17 until loan payback  
Road Reserves = \$37,095.42  
Borrowed \$32K for sinkhole leaving \$5,095.42 until loan payback  
Utility Reserves = \$23,747.42  
Borrowed \$10K for sinkhole leaving \$13,747.42 until loan payback  
c. Collections: Owner has not paid on his 3 lots (15, 152, and 157).  
This owner: current year overdue = \$4,003.26, previous years overdue = \$11,102.36  
Another owner has not paid on X10 or Southpoint.  
Another owner: current year overdue = \$2,699.04  
Total not collected for 2019 including late fees and interest = \$6,702.30

**6) Utilities Report (Andy Price, John Plain)**

- a. We are currently using about 7500 gallons per day of potable water. This is slightly high.  
b. Roger Andrews is working on securing a subcontractor and parts to fix the leak on Blue Ridge Dr N.  
c. As far as we can determine the Pumper Grinder Station failure at the condos has not been resolved.  
d. Discussion of having A&D systems maint. quote some service work for our systems.  
e. We do have an extra pump stored in the maint. shed at the wastewater treatment plant.

**7) Roads Report (Ellen Mick)**

- a. We currently have a vendor working on a quote for culvert repair.  
b. Ellen is currently also working on getting gravel laid and roads rolled.

**8) ARC Report**

- a. There are currently 2 open seats on the ARC.

- b. Maria Burdette expressed interest in working with the ARC.
- c. Maria was nominated and unanimously accepted as a new ARC member. Thank you, Maria.

**9) Developer Report (Glenn Goldan)**

None

**10) OLD BUSINESS**

- a. John Szweda announced that the loan document has been executed.
- b. Discussion of privatizing the cul-de-sac at Valley View Rd
- c. John Szweda proposed a motion: "The Board accepts Mr. Colden's offer to privatize Valley View Rd. from the corner of Lots 57/54 and on past Lot 54. The Board conditions this approval on Mr. Colden's offer to survey and describe the transfer and prepare any necessary deeds and recording at his expense. Mr. Colden agrees that upon transfer the Association will no longer be responsible for any maintenance on the privatized road". Ellen Mick seconded with unanimous board affirmative vote.

**11) NEW BUSINESS**

None

**12) Next Meeting:** Not set. To be determined and announced.

**President, John Szweda, called for adjournment at 5:35pm.**

# Linville Falls Club Property Owners Association, Inc.

September 30, 2019

## POA Budget - YTD & Full Year Projection



ANNUAL BUDGET ASSETS	Current	Prev. Yrs. Bal.	Total
Checking Account	\$9,159.05		\$9,159.05
Budget Reserve Account	\$1,778.12 *		\$1,778.12
Accounts Receivable (unpaid dues/fines/int.)	\$6,702.30	\$11,102.36	\$17,804.66
<b>Total *</b>	<b>\$10,937.17</b>	<b>\$11,102.36</b>	<b>\$28,741.83</b>

\* Current column total does not include Accounts Receivable.

\* Borrowed \$30,000 until RDLG loan is received

OPERATING EXPENSES		Budget	Sept. Expenses	Expenses YTD	Balance to YE	% YTD
<b>Labor</b>	Landscaping	\$3,000.00	\$135.00	\$2,166.31	\$833.69	
	Mow & Trim / Tree Removal	\$5,000.00	\$400.00	\$3,845.00	\$1,155.00	
	Snow Removal	\$500.00		\$0.00	\$500.00	
	<b>Total</b>	<b>\$8,500.00</b>	<b>\$535.00</b>	<b>\$6,011.31</b>	<b>\$2,488.69</b>	<b>71%</b>
<b>General</b>	Software / Office Supplies	\$500.00		\$108.88	\$391.12	
	Bad Debts	\$5,000.00		\$0.00	\$5,000.00	
	Bank Charges / Permit Fees	\$200.00		\$59.50	\$140.50	
	Petty Cash / Postage / Room	\$500.00		\$224.30	\$275.70	
	Property Taxes	\$700.00		\$768.56	-\$68.56	
	<b>Total</b>	<b>\$6,900.00</b>	<b>\$0.00</b>	<b>\$1,161.24</b>	<b>\$5,738.76</b>	<b>17%</b>
<b>Repairs</b>	Bridge / General	\$2,000.00		\$63.30	\$1,936.70	
	Road Maintenance	\$10,000.00	\$750.00	\$11,628.36	-\$1,628.36	
	Sewer/WWTP	\$2,000.00	\$1,299.50	\$2,706.95	-\$706.95	
	Water	\$2,000.00	\$787.50	\$787.50	\$1,212.50	
	<b>Total</b>	<b>\$16,000.00</b>	<b>\$2,837.00</b>	<b>\$15,186.11</b>	<b>\$813.89</b>	<b>95%</b>
<b>Services</b>	Bookkeeping / Insurance	\$1,800.00	\$550.00	\$950.00	\$850.00	
	Legal Fees / Surveying / CCR	\$3,000.00		\$2,700.00	\$300.00	
	Trash Collection	\$5,300.00	\$250.00	\$3,853.71	\$1,446.29	
	<b>Total</b>	<b>\$10,100.00</b>	<b>\$800.00</b>	<b>\$7,503.71</b>	<b>\$2,596.29</b>	<b>74%</b>
<b>Utilities</b>	Electric	\$9,500.00	\$838.82	\$6,606.67	\$2,893.33	
	Fines / Water&Sewer Mgmt	\$36,000.00	\$5,313.42	\$25,130.93	\$10,869.07	
	<b>Total</b>	<b>\$45,500.00</b>	<b>\$6,152.24</b>	<b>\$31,737.60</b>	<b>\$13,762.40</b>	<b>70%</b>
<b>Operating Expense Total</b>		<b>\$87,000.00</b>	<b>\$10,324.24</b>	<b>\$61,599.97</b>	<b>\$25,400.03</b>	<b>71%</b>
<b>Reserve</b>	Road Reserve	\$10,000.00		\$0.00	\$10,000.00	
	Utility Reserve	\$2,164.00		\$0.00	\$2,164.00	
	<b>Total</b>	<b>\$12,164.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$12,164.00</b>	<b>0%</b>
<b>Operating + Reserve Total</b>		<b>\$99,164.00</b>	<b>\$10,324.24</b>	<b>\$61,599.97</b>	<b>\$37,564.03</b>	<b>62%</b>

\*\* \$22,300 transferred to checking for up coming projects. \$13,140.25 spent with \$9159.75 being held-\$8000 borrowed = \$1159.75.

RESERVE ASSETS	Actual	Liquid	10yr. Chip Seal Plan	Refund. Const. Dep.
**Road Reserve Account **	\$5,095.42	-\$24,904.58	\$30,000.00	
** borrowed \$32,000 for Foothills				Refundable Other
*** Utility Reserve Account	\$13,747.42	\$13,747.42		\$0.00
<b>Total</b>	<b>\$18,842.84</b>	<b>-\$11,157.16</b>	<b>\$30,000.00</b>	<b>\$0.00</b>

\*\*\* borrowed

\$10,000.00 for Foothills