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Subject: 2019 Annual Meeting Minutes and Financials



2019 Annual Meeting Minutes

SCC POA 2019 ANNUAL Meeting Minutes

October 19, 2019 10:30a.m.

I. Call to order

Don Overton, President called to order the Annual Meeting at 10:39 on October 19, 2019 at SCC POA Lodge.

II. Invocation

Frank Griffin offered up a prayer.

III. Directors Present:

Don Overton, President

Daniel Roper, Vice President

T.J. Payne, Secretary

Greg Pannell, Treasurer

IV. President's Report

Don Overton reported that 2019 has been a very productive year:

The POA has concreted our largest switch back to date.

Purchased a new grader and mower.

Had major maintenance performed on tractor.

Installed a new solar powered back gate.

Lodge remodel loan paid off.

Placed a package box under kiosk for residents to receive packages.

Big thank you to Ryan Hipple who donated street signs for our community

Property owners need to be made aware that mail is being stolen from mail boxes. This has been reported to the Sheriff's Department, Postmaster and our Park Ranger. Security cameras have also been placed in close proximity of the mail boxes. Anyone seeing anything suspicious, please contact Carlos Deangelus, Park Ranger at 828-230-5489.

V. Quorum Established

VI. Treasurer's Report

Greg Pannell, Treasurer reported that our General Fund has \$9,300 and the Water Fund has \$304. The water fund is low due to having to spend \$4,800 in August to replace the pump.

The 2020 budget was presented and Mr. Pannell pointed out the high priority items:

- concreting the "S" curves that lead up to the lodge is top priority
- trying to drill a new well that will get Dogwood Lane on their own well and free up water from the well on top of the mountain for future homes.

Lonnie Edwards has volunteered to lease a well site on his property for 99 years with the stipulation that he is able to tap into it should he have the need in the future.

Pool maintenance is very necessary for 2020. There are areas of the concrete decking chipping away and the tile is falling off. Jenny Overton reported that she had obtained estimates for a product called knock down to be applied to the deck, which will hold the concrete securely for several years. She has also secured someone to replace the tile, sand blast the pool surface and reapply epoxy paint which should renew our pool for 7-10 years. This is necessary for our pool to pass inspection for 2020

VII. Security report

Daniel Roper reported that mail has been stolen from resident's mailboxes. He strongly recommends purchasing a secure mailbox with a lock. Cameras have been placed and a package box has been placed off the main road under the kiosk for residents to receive packages.

We are working on getting rid of the keypad and codes at our front gate. It has become evident that too many unauthorized people have access to our community. Hopefully, next year we can work on getting a phone line at the front gate and residents will be capable of phone authorization for entrance of guests, contractors, etc.

We will replace cameras at the lodge to be able to better monitor activity there.

The new back gate requires a remote for entrance or exit. Any property owner needing a remote, please contact Jenny Overton at (828) 584-1133 or silvercreekpoa@yahoo.com. First remote is free of charge. Additional remotes are \$25.

VIII. New Business

Discussion regarding scheduling of the "S" curve concreting ensued. It was explained that the scheduling for the concreting will be determined by the weather. The plan is that as soon as the weather breaks in the Spring the concreting will occur.

Discussion regarding costs of the prospective well to service Dogwood Lane occurred. It was determined that a list of questions will be presented to the Water Committee and they will report back to the Board and the POA.

Board Election results were Don Overton 24 unanimous votes, Daniel Roper 24 unanimous votes. The Amendment regarding electronic payments and choice of monthly, quarterly or annual payment passed 23 yes, 1 no.

2020 Board is Don Overton, President, Daniel Roper Vice President, TJ Payne, Secretary, Greg Pannell, Treasurer, Dan Roberts, Member at Large.

Frank Griffin reminded the Board that the new amendment needs to be filed by our attorney.

Jenny Overton brought up the fact that only 7 ballots were returned by mail and that the cost for Annual Meeting mailing is about \$400. Our bylaws state that this mailing can be done by electronic means. She requested permission to send out a letter to all property owners asking them to state if they want to receive POA notifications and mailings via US mail or electronic mail. Once this decision is made it should greatly decrease our postage and office supply expense. Frank Griffin made a motion to allow electronic notices and voting. Dee Greene seconded.

Motion to adjourn meeting was made by Dee Greene, seconded by Frank Griffin

[2020 Budget](#) [2019 YTD Income Statement](#)

Silver Creek Community | Silver Creek Springs Road, Morganton, NC 28680

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