

Laurel Valley Property Owners Association

Meeting Minutes

April 12, 2011

Opening: The meeting of the Laurel Valley Property Owners Association Board of Directors was called to order at 6:30 pm on April 12, 2011 in the gate house by Jerry Roper.

Present: Jerry Roper, Ken Ferguson, Sara Berry, Patsy Hunt-Durkin, Bud Hopkins, Ron Penn and Mike Scroggins

Visitor: George Mc Campbell and Dennis Silverberg

Facilitator: Jim Rose

New Business: George Mc Campbell presented plan for snow removal. He stated that he spends more time coming back to the salt shack reloading the salt and urea than actually removing snow. He suggested having two more salt shacks, one by the trash compactor and one on Laurel Road at Cooper Hollow Road. If these salt shacks can be placed it would increase his plowing time by 40%. We will look into prices and discuss it at the next meeting.

A. Reports:

President: Jerry welcomed Ron Penn to the board; he will finish out the one year term. Jerry will look into prices for salt storage sheds. George will help with pouring a pad to increase the size of the salt shed that is by the gate house.

We had all agreed to approve the minutes via email so they can get out before the next meeting. Then they could be posted on the web page and at the gate house.

By law changes are still on hold at this time, we all agree that this would be an ongoing process. We may need to make the changes a little at a time.

Architectural: The house on Hound Run is still under construction.

Allen Doyle who had volunteered to care for the compactor area has turned in the keys, submitted a bill and has resigned. We would like to thank Mr. Doyle for his services. The board of directors will be looking for some one to provide this service.

Roads and Maintenance: I recommend that immediate action take place on the following issues. The priority of this board is the long-term security of the roads. This means that paving will be secondary to establishing safe, secure, and proper road maintenance where there is the possibility of catastrophic failure that could result in an accident and/or the loss of important stretches of roadway. Simply paving over the critical areas will not suffice as a solution to problems that will only get worse due to neglect of the underlying conditions that cause them.

Due to liability concerns, engineering firms are reluctant or refuse to bid on a contract to evaluate and prioritize road repairs for our community. They do not want the risk associated with creating a priority list and having a lower assessed risk become a major problem. As was explained to me they are afraid that a lower assessed problem could lead to legal action if property loss or injury resulted from a failure. Therefore, we will need to put together a list of our priorities based on our observations. We can then ask firms to bid estimates for evaluation and repair of specific sites.

1. An engineering company will be contracted to evaluate and prepare a repair recommendation for the road between Rainbow Circle and Cooper Hollow. As it is the road is dangerous with the loss of asphalt along the shoulder. It appears that there is an immediate danger of losing a significant amount of road bed including a catastrophic loss that will incur very expensive repairs.
2. Blind Hill (between Lake Madison & Cold Springs Trace) must be evaluated as well. While not as urgent as the Cooper Hollow problem, the same conditions are present there.
3. The intersection at Cutter Gap also needs to be evaluated. It appears that long term settling continuously damages the road. It is possible to lose that portion of the road if settling continues to be a problem.
4. The concrete section of Laurel Road leading to the golf course needs to be scored and roughed. Traction on this is sketchy at best when it is wet and treacherous when snow is present.
5. Reevaluate the repairs on Hawk View regarding road bed condition. The upper end of Hawk View has an area where the soil bed is slumping and pavement is depressed along the edge.
6. Mountain Loft and all roads in that subdivision need paving. The surface is deteriorating. Low traffic means that it does not have any extraordinary repairs that need to be made.
7. High Springs Trail needs to be paved.

8. Slate Point (up from High Springs Trail) needs to be cleaned. Soil and grass are intruding onto the pavement.
9. Fox Chase should be paved this year. It requires no repairs, only resurfacing.
10. There is a depression in the road above Fox Chase that needs to be patched.
11. Christy Lane ditches need to be cleaned along almost the length of the road, but especially on the last quarter.
12. Blueberry Lane needs to have the ditch and drain cleaned out.
13. Inspect and clean all other ditches and waterways.

Ken has an appointment with another firm SM&E to evaluate some areas of concern. And if we can create our own list, they may be willing to work with us on bids and individual projects.

Secretary: We have eight members of the association who have not paid their 2010-2011 annual dues. As of February 2011 all eight have liens against their property. We have started judgment proceedings against one property owner.

Social Committee: The annual meeting will be at the Heritage Center and the annual dinner will be at the Barn Event Center.

Welcoming Committee: The welcoming booklet will soon be on our web page. Lois Ann has been working with Sara to get the packages together. Thanks to all who helped with this project.

Security: Our new cameras are all in place and they are up and running.

Since there have been several break-ins, I would like to close the back gate and restrict access to Laurel Valley property owners only who have a keycard. Discussion. Bud motioned to close the back gate and have it accessible only to Laurel Valley property owners with a keycard. Sara seconded. Motion passed. Bud will order signs to be posted at the front gate and at the back gate. We should give the property owners at least 30 days notice. I would be looking at May 15th or June 1st for the gate to be closed.

If you don't have a keycard and would to get one please call 448-9857 and leave a message or send an email to gatehouse@laurelvalley.org. The cards cost \$10 each.

The inclement road committee will have a meeting next month to discuss George's presentation.

The sign that was taken down from the compactor area is considered an act of vandalism and was reported to the Townsend Police.

The Security committee met to discuss recommendations for the board to consider. The consensus of the committee was that “**Security begins at home**”. This means that each member should ensure that their home is a burglar proof as possible. Let your neighbor know when you will be out of town so that they can watch out for your property and collect the daily mail and news papers.

Data/Technology: We have a committee of three volunteers: Tim Stringfellow, Charlotte Appleton and Ron Penn. Ron Penn will be the sponsor of our data/tech committee. We have been working together updating data into the computer. Ron would like to know what information the board of directors need for their areas. We are trying to create that type of reporting system.

Treasurer: As of today, we are well within our budget. We will need everyone to start thinking about a budget for 2011-2012. Unless you expect an unusual increase for next year, I will work on a projected budget.

Sara, Patsy and Ron are working on completing the last steps using quick books. We will be working with Warren Cornelius to finalize quick books. We have come a long way with entering all of the correct data into quick books. Our biggest problem is when a member sells their property or home. The association does not get that information. Do we have any kind of policy that states when a member sells their property or home they need to notify the association? No. The closing agent should be the one to contact us.

Mike motioned to adjourn the meeting at 9:30 pm, Sara seconded; motion passed. The next meeting will be at 6.30 pm on May10, 2011 in the gate house.

Minutes submitted by: Patsy Hunt Durkin