

MRM POA Annual Meeting Notes July 20, 2024

Melrose Mountain Clubhouse

CTO 11:13am

Welcome from David Swain

Prayer

New Members – Amanda Fisher and Ryan Perot, Paul & Joellen Maurer

Introductions of all attendees – all in attendance introduced themselves and shared a bit about themselves

Secretary's report

2023 annual meeting notes approved

Holiday party thanks, held at clubhouse in December and if there is community interest, will try to do more of these informal gatherings

Website redesign in progress

1. Adding many new features, including a “members only” section where we can access:
 - a. Gate code
 - b. BOD and annual meeting notes
 - c. Resident Directory
 - d. Any other info that warrants password protection
2. Special thanks to the website committee: Esther Alonzo, Lisa Foster, Paul Foster Covenants
 1. Existing covenant document has been re-typed
 - a. Was distributed to everyone in a mailing
 - b. Will make any future revisions on the covenants much easier
 - c. Next step is to compile the historical changes into the main document to eliminate all of the addendums, which make it hard to read & understand
 2. Vote on short term rentals – single issue vote was distributed via mail & communicated via mail and email

Vote Totals	175	71	25	79
		YES	NO	No Response
Percentage		40.57%	14.29%	45.14%

3. Without a minimum 75% yes vote, the motion does not pass. Property owners may continue to rent out their properties in accordance with existing covenants and all applicable laws. Temporary ruling limiting STRs to 8 properties no longer applies.
4. Question about insurance required for STRs (Ron) asked if board will require additional insurance for STRs that will indemnify the owner and community in the event of a loss, and will STRs register within the community. (Note: on 9/23/2024, the MRM POA BODs signed a rule requiring property owners to carry \$1 million in liability insurance and to show this proof of insurance to the board).

- a. Charlie Schuver said lawyer was consulted, and by law cannot discriminate against STRs, owners can voluntarily register as a STR but it's not enforceable by law.
- b. (Bill Klerk?) said association atty said the board does have authority to pass reasonable laws so should either implement or rescind the rule limiting STRs

Tried to do what community asked for, further committee work may take place on this issue Financial – Charlie Budget Report

1. YOY income down about \$10,000 due to less impact fees
2. Expenses up due to septic replacement @clubhouse, lightning damage to lower gate, water leaks
3. Work on roads, pump replacement
4. 2024-2025 budget expected to be about the same
5. Approved

David – report

1. Water system remote monitor system, gets 2x day reports (7am & 7pm)
2. 172 lots w/62 water connections comprise our community
3. New well pump improved 25 gal/min to 40 gal/min
4. We have amazing water! Currently non-chlorinated due to purity and grandfathered status
5. Gates
 - a. New gate code 8036 as of 7/31/2024
 - b. Upper gate was broken due to someone pushing with a vehicle (upper)
 - c. Hoping to figure out a camera system that can work in our remote location, need a sign too that warns drivers not to ram the gate
6. Deliveries – David proposed a locked building outside of the gates for package deliveries, general favorable response to package building
7. Lakes - some property owners are giving out gate code to others that are not renters in MRM, David will contact property owners who are allowing non MRM renters to use lake, which is abusive of our resources and common decency.

Old Business

Question about paving the roads, project was cancelled due to excess costs.

Charlie – No vehicles allowed on dams and has caused damaged, only maintenance equipment allowed, dams will be inspected soon, some maintenance will be required. Est \$15,000 for new Emergency Action Plan (EAP) repairs on dams, cutting of brush, clear some trees back, we received warnings but no fines yet. Josh Milner has already cut back some of the brush, but more trees along the edge and additional brush maintenance will be implemented.

Adjoining land – North Carolina Conservancy Land – adjoins the MRM community and we are not supposed to go on the land. Gates and security cameras have been installed.

Nora Milner – asked why we can't pave a section of the road each year – discussion about financial priorities, right now water system and dam maintenance are priorities, community is trying to avoid increasing assessments. Zack Sobin asked how much damage is done by delivery trucks, and would a package hut minimize the road wear?

Martha Strawn – asked to not cut the daylilies near the upper gate (noted by caretaker Horace who was in attendance)

Susan Hernandez – explained BOD voting, each candidate introduced themselves

Temporary adjournment 12:58

Meeting readjourned after lunch, and the following candidates have been elected to the- MRM POA BODs: David Swain, Charlie Schuver, Connie Cook, Josh Milner & Bob Harmon. The new BODs met on 7/23/2024 and assigned roles as follows:

David Swain – President, Bob Harmon - Vice President, Charlie Schuver – Treasurer, Connie Cook – Secretary, Josh Milner – Member at Large