

Hurricane Ridge Property Owners Association, Inc. (HRPOA)
547 Ridgetop Circle
Clyde, North Carolina 28721
hrpoa.bod@gmail.com

Minutes of HRPOA Annual Meeting
October 15, 2016

The meeting of the HRPOA was held on October 15, 2016 at the Fines Creek Community Center located on Fines Creek Road in Clyde, North Carolina.

Bill Sanislow, Vice-President, called the meeting to order at 10:00AM. He explained that Don Ostrowski, President, was unable to attend due to medical issues. Appreciation was expressed to Kathy Pignatiello and Jeanne Nottingham for the table decorations and coffee prepared for the meeting. George Nottingham was asked to open the meeting with prayer.

Secretary Carolese Gullatt reported that a quorum of the membership was present and that the business of the Association could be conducted. A quorum is 25% of the eligible votes of the Association, which is 25.5 votes. (102/25%)
Votes present: 24; Proxy Votes: 13; Total votes: 37

A welcome was extended to Linda Myrick Forrester. Her father was one of the original developers of Hurricane Ridge, Julian Myrick. Her mother, Mary, owns a lot in the HRPOA.

The minutes of the 2015 Annual Meeting were approved as emailed/mailed to the membership by unanimous consent. Bill asked for any corrections/additions. There were none and Sam Jones called for a vote to approve and several members seconded his motion.

Water System Chairman Bill Sanislow gave a report on the Water System. He reported that DENA has sent notification that our water system has received the highest rating of any privately owned water system in NC. No deficiencies were reported of any type. The membership applauded in appreciation for Bill and Jim Pignatiello who work continuously to keep our water system functioning and meeting all State requirements.

Road Committee Chairman Sam Jones handed out a report. (see attached). He reported that, due to the drought conditions, maintenance of the road has been delayed. He reported that our relationship with Johnny Lowe, who is maintaining our roads, has been a positive one for the community. All 10 of the outdoor Security lights have been upgraded to LED bulbs by Haywood County EMC.

Sam recognized Frank Dunham and his sister who cut the common property and many private yards of homeowners. They were present. He expressed appreciation to Michele Ostrowski for the decorations at the switchbacks and the membership applauded.

Sam Jones also presented the Treasurers Report. (see attached) There were 1-2 questions from the membership.

Architectural Committee Chairman Jerry Thigpen announced that there is no new construction at this time. Several Homeowners are conducting upgrades, but that is all, he reported. There are presently 38 homes in the Hurricane Ridge Subdivision.

Hurricane Ridge Property Owners Association, Inc. (HRPOA)
547 Ridgetop Circle
Clyde, North Carolina 28721
hrpoa.bod@gmail.com

Minutes of HRPOA Annual Meeting (continued)
October 15, 2016

Bill Sanislow presented the nominations from the Nominating Committee of the Board of Directors for the two open Director positions. Jim Gamble and Don Ostrowski were nominated to each serve a three-year term. There were no nominations from the floor. Jim Pendergrass made a motion to accept the nominating committee's report by acclamation. Jane Van Wyke seconded the motion and it passed unanimously by voice vote.

Old Business:

- Bill Sanislow reported that several options were being considered to install camera/s at the gate to enhance security. Don Ostrowski has been in discussions with Skyrunner Internet regarding possible solutions. He stated that this is a priority with the Board.
- Joe Wall voiced his concern regarding Bear Hunters within the boundaries of Hurricane Ridge subdivision. Following discussion, there was a voiced consensus to request that the new Board of Directors review the new law in NC, which Joe referenced in his presentation. The law provides for marking the boundaries of private property with a purple blaze and requiring hunters to have signed permission if allowed to hunt on private property.
- Several members voiced their desire to pursue a covered shed-like structure at what is known as the "recreation area" located on POA property located at "the gap". The structure discussed would have a roof and poured floor, but be open on all sides such as the structure located next to the Community Center where the meeting was held. Members were encouraged to inspect that shed once the meeting was adjourned.
 - ❖ Sam Jones made the following motion: "that the membership at this Annual Meeting authorize the Board of Directors to pursue the establishment of a structure on the POA property lot to be used for recreational activities. Only privately solicited funds be used and no funds from the POA be used." Rex Tidwell seconded the motion and it passed unanimously without opposition.

New Business:

- Beth Pendergrass gave an update on her parents' health situation. Bob & Judy Lasater were at their house on Hurricane Ridge with Beth and Jim, but unable to attend the meeting. Sam Jones requested that Wayne Gullatt offer a prayer on Bob and Judy's behalf, which Wayne did.

There being no further business, Bill Sanislow asked for a motion to adjourn the meeting. Several members so moved and multiple members offered a second to it. The meeting was adjourned at 11:15AM.

Minutes respectfully submitted by:

Carolese Gullatt - Secretary HRPOA BOD