

LEATHERWOOD MOUNTAINS PROPERTY OWNERS ASSOCIATION

Board Meeting Minutes – March 19, 2011

Members present: Meda Cobb, Keith Johnston, Jim Kear, John Kimbirl, Cindy Rywak, Ernie Sewell, Russ Simmons and Marvin Wilder.

President Cindy Rywak called the meeting to order at 9:00 am.

Minutes of the February 19 board meeting were approved as written

Roads Committee: Chair Jim Kear reported the committee's recommendations:

- to apply split-seal treatment of newly paved roads and deteriorating sections of other roads throughout Leatherwood, which will add years to the life of the surfaces.
- erect guard rails and natural rock barriers and narrow roadways in areas where road shoulders are very narrow adjacent to steep downslopes.
- improve drainage and inlets, outfalls and pipe runs.
- monitor potential slide areas to detect movement that may lead to future problems.

Jim's motion to commission the bidding process for split-seal road treatment up to the \$170,000 amount in the 2011 budget passed unanimously.

Jim noted the water-ponding area on Elk Ridge Road near Diane Austin's property has not been fixed and will be addressed as soon as practical.

The board decided to get a safety deposit box for important documents, such as equipment titles, insurance policies, etc., and get a mail box at the LW Visitor Center for POA use.

Treasurer's Report: Treasurer Marvin Wilder reviewed February's financial report. He noted unpaid dues from 2010 and before is down to \$10,740.

Two property owners contacted Cindy Rywak to request waiving late payment fines as they did not receive the original billing notice. The board discussed and voted to be consistent with the POA's policy and not allow exceptions.

Communications / Activities: Wilkes Telephone has contacted us about installing fiber-optic cable inside Leatherwood. We will find out more information and discuss at next meeting.

Gate / Security Committee: Chair John Kimbirl reported we have 32 remote controls that have not been picked up by the property owners assigned to them and we plan to sell them to property owners when requested. Abbie Hanchey sent word that Leatherwood Rentals will continue distributing and programming gate openers to property owners at no cost to the POA.

John said we need to encourage use of the telephone system in the gate for guests of property owners, as it's an easy and convenient way to grant access. Following are the instructions for use of the system:

Scroll on the directory until you find the name of the person whose house you are going to. There is a numerical code by the name. Punch the code into the keypad. This will ring the phone at the house. The person at the house answers the phone and can talk to the person at the gate. If it is someone acceptable the person at the house enters "9" on the phone. This opens the gate.

Russ Simmons suggested our two employees can be trained to work on the gate when needed.

Covenants Committee: The board discussed preparations for the Annual Meeting to be held at noon the same day to be sure we were organized and had volunteers for all necessary functions.

Cindy thanked John Kimbirl and Marvin Wilder, whose board terms expire today for their hard work for the Leatherwood POA.

There being no further business, the meeting was adjourned.

Respectfully submitted,
Keith Johnston
Secretary

New board members elected to 3-year terms at the Annual Meeting are Dick Polen, David Senter and David Smith. Cindy Rywak was elected to a 1-year term to serve out Vance Stine's remaining term. The new board met briefly after the Annual Meeting. The board's consensus was to elect officers at the next board meeting as has been done the past several years. The next board meeting will be held at 9am Saturday April 16 at the Welcome Center.

Board members for 2011: Meda Cobb, Keith Johnston, Jim Kear, Dick Polen, Cindy Rywak, David Senter, Ernie Sewell, Russ Simmons, and David Smith.