

Pine Mountain's Board of Directors met on August 8th and 15th for a total of ~4.5 hours in length.

An Office and Mowing Position were created and filled.

Fiscal year-end Financials nearly equaled each other for 22-23, though less on both the income and expense as to what was projected. (Attached)

More Members paid for the full year through July than any in the 5-years I've volunteered in the office. This allows the Board to address items on the budget a little faster and handle some emergencies with a little more comfort. The speed at which vendors can accommodate is more difficult at this time. I spend a lot of my time waiting for people to show up.

The Nissan Commercial shoot went well. We added Pine Mountain to a film location guide for the Charlotte region. \$6000 received from the film company helps defray the Shop's electrical/hvac problems, which is costing ~\$8000+ to remedy.

The Shop had an electrical panel replacement, adequate wiring pushed to the HVAC unit, and we're awaiting a service shut-off meeting current code and an inspection. Several circuit breakers were melted to the bus-bar.

A new HVAC unit and air handler will be installed in the Shop, simply because the compressor was shot and no coolant was left in the system.

New cameras and gating were discussed. The information highway here has been slow and debilitating in a lot of ways, but we're working on it and alternatives.

The office has been receiving a lot of questions from people interested in building homes from both lot owners and prospective owners.

The Treasurer had phoned a number of auditor/accountants. *An appointment for an audit will be made in October* . Business-tax season doesn't leave room for spare time, which was explained as too busy for most in the field.

Legal issues were addressed that included collections, hearings and-

An anonymous group sent a libelous package to the Association Attorney. The Association Attorney doesn't answer to anonymous groups and the Board is not required to either. An anonymous group is not the client nor represents the client in any official capacity. The invitation-only meeting at the motel-property breached a legal settlement agreement. It was not an official meeting in any capacity.

The Association Attorney is not 'your' attorney and he is not 'my' attorney. He has never consulted on any personal legal issues for me nor any other individual(s) within this organization. Accusing the Association Attorney of doing illegal and improper things when he most certainly didn't- is libel.

The Directors were elected and they volunteer to handle the day-to-day business of a non-profit. For whatever reason, there has been a concerted attack from an 'anonymous' group of members, who as individuals are not so anonymous. This attack is seemingly staged to disrupt the day-to-day business of this non-profit. Thank you to so many who saw these fabrications for what they were and have offered your support. Thanks so much to those who have asked for answers to your questions earnestly and respectfully. I appreciate it.

There has been a lot of good to see and find in Pine Mountain. Instead of promoting the good or helping to plan something good, a very few historically quarrelsome individuals have broadcast their ugly hateful lies and bizarre fabrications about me and others. Making wild accusations about embezzlement, removing working utility equipment, and/or even hiring my brother is 100% baseless and bearing false witness. An attorney unrelated to nor paid by the Association will be reaching out to these individuals.

The Board IS the Audit Committee. The Board overseeing the day-to-day business of the association has access to records at their request. All Committees established by Boards serve at the pleasure of the Board. The only standing committee in the Declaration is The Environmental Control Committee.

The Board oversees the financial records on a near-monthly basis, with the bank accounts reconciled, and can also verify that the business requires a significant amount of money to operate. I often show, without request, the large or high-dollar project invoices to the Board- so they understand the magnitude. Those invoices can be requested by Members, as well as the Financials and Meeting Minutes. Pine Mountain has a lot of infrastructure that is 30-50 years old. It's not like you're moving to a new community or one that planned for repairs and replacements 25-years ago. If it were the case of smart planning, Pine Mountain would have a repair and replacement account exceeding \$1,000,000 for a community that owns what Pine Mountain owns.

The Utility Commission and Red Bird requested the attached updated water/wastewater financials for the rate application to the state. The NCUC public staff realized the 2-year old data was stale. The Utility Commission is "auditing" Pine Mountain's financial statement and all evidence of expenses attributed from July 1, 2022 to June 30, 2023. **I have supplied them every invoice, receipt, and worksheet to support the financial statement. They balance.** With no questionable or ambiguous information allowed, it's a pretty high benchmark. The process, however slow, is continuing.

Red Bird intends on investing ~\$1.5 million into Pine Mountain's systems. This was included in their submission to the NCUC. This is a necessary investment to have the systems renewed and modernized according to a professional engineering firm. I and others have also consulted with civil engineers, vendors, and people who worked in the fields of water/wastewater. It seems that not many people remember we employed a former state inspector and educator who helped relieve us of the abyss of a long-time contract operator.

We have also learned that the NCUC expects a replace/renewal fund of 50% of the cost of timely replacement. I talked to the public staff and our utility attorney as well as professionals in all the fields relating to utilities and have taken their advice; which is what reasonably people do when exercising their fiduciary duty to a business. Do you want sustainability and continuity in water and wastewater? You need to talk to some experts; not to false allegation experts.

Members' enjoyment in the Common Areas make Pine Mountain a desirable place for us to live and recreate.

It is recommended through both legal and insurance advice to establish Rules & Regulations for the Common Areas, especially in light of recent issues and complaints.

The Articles of Incorporation and NCGS47F grant the power to the Board to establish Rules, Regulations, and Fees for the Common Areas. Attached are the newly adopted Rules and Regulations for the Common Areas. These consist of long-standing policy and/or rules and regulations through the years. There are some new ones. Make yourself familiar with all.

The Rules & Regulations can be altered, changed, or omitted with a Board vote. Civil discourse is perfectly fine. If you think something should be added, we are glad to hear it. If you think something is wrong or unreasonable, we are glad to discuss why it was set and listen to logical reason why it is wrong or unreasonable.

Violation of these Rules and Regulations can result in hearings, fines, and suspended privileges. As provided by NCGS47F, the fine will be \$100 for each occurrence and suspension of privileges. If a person chooses to ignore their suspension, they can be fined \$100/occurrence.

According to legal advice, the 2019 ByLaws are not legally defensible and the law instructs us to revert to the last ByLaws established either by Membership vote (none) or return to the Developer's established ByLaws. The Developer's set of ByLaws was an Exhibit B and is a subset from the Covenants & Restrictions, so read the C&Rs. Due diligence would have been to read the publicly recorded documents

before you bought in Pine Mountain.

Civil discourse should never involve threats. All threats are taken seriously. When the Board resumes their regular meetings in the Shop, no persons who have ever threatened to kill or maim others will be permitted entrance. The Meeting will be adjourned and Police called. Guns are prohibited from the POA structures.

Attached are the Common Area Rules & Regulations, but here also is a link to [Pine Mountain's recorded documents and other policies](#), including the new Rules & Regulations.

I thank the Directors, the employees, the volunteers, and the Members who have been good cheer-leaders for Pine Mountain.

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