

PINE MOUNTAIN PROPERTY OWNERS ASSOCIATION

Meeting Minutes for: September 12, 2023 Board Meeting

Opening: A meeting of the Pine Mountain Property Owners Association was called to order by Tim Robinette at 7:00 pm, on September 12, 2023.

Pine Mountain Property Owners Association Board Members for 2023-2024:

Edith Stitt, Tim Robinette, Kathi Yarnall, Rosemary Niewold, Roy Brown, Lito Lizardo, Mike Smith

Attendance: Tim Robinette, Kathi Yarnall, Rosemary Niewold, Roy Brown, Lito Lizardo (via Phone Vite)

Minutes approval:

Tim moved to approve the August 8, 2023 minutes as written, Rosemary seconded the motion, vote to approve is unanimous.

Board Presentations:

- **Financials:** Board members received copies of the July through August 2023 Profit & Loss statement. The electric expense of the Pro Shop and the Pond Pump were discussed. In the expense line titled "Payroll Expense Golf", it was suggested to remove the word "Golf" and that the line item be moved under "Payroll POA Expense". The "Telephone & Internet" costs were discussed and it was reported that the phone number at the previous POA Office has been recently disconnected, which will reduce cost.
- **Board Action:** Tim made a motion to accept the Profit and Loss Statement as written, Lito seconded the motion, vote to approve is unanimous.

Common Areas:

- The film crew finished putting gravel on the overlook area.
- The PMPOA office phone was successfully ported from the old office (maintenance building) to the new office. The unused golf phone number has been cancelled. A request for an AT&T fiber optics update was submitted. The new office landline phone has two handsets and speaker capabilities.
- The PMPOA office had a new heat pump/air handler successfully installed. The new electrical service panel passed the Burke County inspection. Labeling of circuits should be completed.
- Gate Quotes and Information: Rosemary reported that Mike got a quote of \$49,000.00 for new gates.
- Signs/Signage and Front Entrance Condition: Roy requested that the PMPOA sign at the entrance road to the State Park and the one across the road from our front entrance be removed. The "hotel/restaurant owner" owns the sign across from our entrance. The sign at the State Park entrance road is on Ray Hollowell's property. We can look into what can be done with that sign.
- Discussed possible dredging of the ponds.

Committee Reports:

- **Firewise Committee:** Reminded homeowners to continue filling out the Firewise Activities Sheet.
- **Environmental Control Committee:**
 1. Kathi reported that a registered letter has now been sent to a townhouse owner, with a deadline for him to clean-up the front entrance of his townhouse by September 5, or fines may be assessed and it will be cleaned up at his expense.
 2. Kathi contacted the County Housing Office about a deteriorating house on the lower portion of Pine Ridge Drive. They're having difficulty making contact with the owner.
 3. The Committee has been working closely with a property owner and their builder, and has given them permission to remove trees as necessary for a perc test and to find possible bedrock close to the surface.
 4. An ECC Application for two carports was received and approved.

- **Security:** Ron Epperson reported that there was another break-in at the twin towers pump house. We discussed getting metal doors and security cameras. Ron also talked about the recent excessive water use, which has resulted in the need to spend significantly more time pumping water to the storage tanks. It was stated that our drinking water should not to be used for hot tubs or swimming pools.
- **Adopt-a-Highway:** We believe it's scheduled for October 7 @ 8:00am.
- **Event Planning:** A Halloween party was suggested.

Adjournment: Time of Adjournment- 7:49pm.

Respectfully Submitted by: Kathi Yarnall

Town Hall – There is a 3-minute limit for each member speaking. This ensures that all who want to speak will have the opportunity to do so.