

2024-2025 Pine Mountain Property Owner's Association Board Nominees

**Note: Some applications were shortened due to space constraints. All original applications can be viewed/read in the Member's Only Area on the PMPOA website (pinemountainpoa.org)*

The following PMPOA members have been nominated for the 2024-2025 Board Elections:

Tina Rieper

I would like to apply for the position of Board Member with Pine Mountain POA. I am an active community member with a background in Office Administration and would love the chance to give back by lending my skills to the board. My family moved here in September of 2023. I would love to see the community come together as a team to make Pine Mountain a great place to live!

**See Tina's full application additional work experience on the website in the Member's Only Area*

Kathi Yarnall

I've been a resident/property owner in Pine Mountain POA for 11 years. I've served for four years as a Board member, Board Secretary, and a volunteer worker in the POA Office.

I have 45+ years of experience in property management, including my own rental properties, investor rental properties, and multiple HOA/POA Associations. I've owned and operated my own business.

I'm currently on the Board of Directors at Rock School Arts Foundation where I have served as Vice President and President.

Tim Robinette

I have been a resident of Pine Mountain for almost 4 years. I have served on the PMPOA Board for the past two years. I have volunteered my time for community upkeep and support community events.

I enjoy the trails, waterfalls, views, flora and fauna, all of which make Pine Mountain a unique and beautiful place. My quiet explorations with my dogs and neighbors have provided me with an appreciation of Pine Mountain's jewels. I can't highlight enough that the Members need to know what they have here.

I will continue to bring ideas to the community, look forward to meeting more neighbors.

Thank you for your vote. Tim

Tim Bird

The reason I am running for the board is I want to continue to see this community improve. I believe in respecting everyone and letting peoples voices be heard, and doing so in a respectable manner. I believe that I can be a calm voice of reason, and know that I will make decisions based on what's best for this entire community. I don't believe in drama, arguing, or treating anyone with disrespect. I'm very transparent, approachable, and sincere with everyone I come in contact with. I realize that no community will agree on everything, and I will ensure that all people are respectfully heard and represented, while keeping what's best for the entire community as a whole in mind when it comes to decision making. This community is awesome, and there are still many things to work on, and I would be honored to be a part of that decision making. I would appreciate your vote.

**See Tim's full application additional work experience on the website in the Member's Only Area*

Ed Hallyburton

Ed Hallyburton, a native of Rutherford College, North Carolina, graduated with a bachelor's degree from Gardner-Webb University in 1994. With a background in human services, he has held various roles, including serving as chairman of the Burke County Board of Adjustment and chair of the Burke County Planning Board. He has been actively involved in community organizations such as the Burke County Chamber of Commerce and the Civil Air Patrol. Notably, he played a key role in establishing the Valdese Economic Development and Incentive Corporation (VEDIC) and completed his studies at the Rural Economic Development Institute. Additionally, Hallyburton has been associated with organizations like NCAE, SEANC, PENC, and Le Phare des Alpes.

Several members have reached out to me with their concerns about board communication, gates, dues, and short-term rentals. These are areas that I would address immediately with the convening of the new board.

**See Ed's full application on the website in the Member's Only Area*

Chase Billow

My name is Chase Billow. I grew up in the Lake Norman area and moved here at the beginning of 2023 with my wife and daughter, just before the birth of my son. This will be his first

We searched all over the state for the right place for us and decided on Pine Mountain for the same reasons most of you have chosen to live here

As a Director, I will bring my 10 years of experience working on complex projects for multi-million dollar digital agencies. During my career I have been on teams that make critical business decisions that affect the success of many more people than just myself. In leadership positions, I have learned to always listen to everyone's input and seek consensus even on matters that might seem trivial.

I am committed to transparency, accountability and doing what I can to keep Pine Mountain a great place to live for everyone.

Thank you, Chase

Garrett Smith

My name is Garrett Smith, my wife and I have been residents of Pine Mountain for the last 2 years. I am interested in running for an open position on the board of directors and would like to be included on the upcoming ballot.

I recently ended my term as the president of the Ridgeloach Homeowners Association in Charlotte, NC. I have a great working knowledge of how associations operate and the duties and responsibilities that accompany volunteer roles. In my former HOA position, I was able to reduce annual expenses by 40%, increase member participation by over 15% from the previous years and add many new services to benefit our community. The former HOA was completely voluntary, and we had over 85% of the members participating due to our open-door policy for questions/concerns and allowing everyone in the community to speak up.

My goal for Pine Mountain is to help the community through transparency, honesty and integrity.

My wife and I are so happy to have found such a beautiful property and such wonderful neighbors. I would very much like to offer my services and expertise in rebuilding a great community that everyone can enjoy.

Best Regards,

Garrett Smith

Wayne Bledsoe

I hereby apply to be considered for election to the Board of Directors of Pine Mountain Property Owners Association.

My wife and I are happy to live in our community. We have truly beautiful, tranquil surroundings. I believe that we as a community have great potential for the future and I would like to use my knowledge and experience to aid in the development of that potential.

I am retired now but have enjoyed a long career of engineering and management in the manufacturing sector. I have a Bsc degree in engineering and have held senior management positions including factory manager. I have also been part owner in a real estate company and worked in real estate sales. Therefore I feel I could benefit our community as a member of the board of directors.

Your consideration of this request is appreciated.