

PMPOA Board of Directors Regular Meeting Minutes

Date: August 26, 2025

Time Called to Order: 7:00 PM

Location: Google Meet (Virtual)

Attendees:

- Chase Billow, Ed Hallyburton, Roy Brown, Tim Bird, Wayne Bledsoe, Nakita Kellerman

Agenda

- Nikki Kellerman presented her proposal for her micro bakery at Pine Mountain. It was agreed that the Pro Shop would be best spot to consider. Ed Hallyburton motion to schedule 30 minutes with Nikkie at the Pro Shop to determine feasibility. Roy Brown second. Unanimous vote in affirmative. Chase Billow to follow up with Nikki Kellerman about date and time.
- Treasurer presented Weekly financial report. Report is available in Google Drive folder.
 - Roy Brown to answer remaining questions from Shook & Tarlton regarding water/sewer payments.
 - Roy Brown to ask for weekly report from Emma at Shook & Tarlton in order to be able to report more thoroughly on expenditures by budget item.
 - Roy Brown to contact IPM and confirm August is last payment.
 - Discussed migrating all Quickbooks desktop to Quickbooks Online. Ed Hallyburton to reach out to Community College for options for free assistance.
- Discussed SimpleSub water meters and items to address:
 - Need to troubleshoot installation procedures by phone to confirm cell connectivity issue; Task to be assigned to C2R Transport.
 - Need to order additional test unit for owner that would like to participate in the test.
- Discussed pending legal matter regarding back road access.
- Discussed progress on Pro Shop
 - Plumber coming Wednesday to inspect pressure relief valve
- Discussed CleanTech mold remediation follow up visit.
 - Recommended using/repairing attic fan switch for main office area
 - Agreed with internal ideal to install exhaust fans in Shop area. BoD to look into cost estimate for fans.
- Chase Billow reported on first Village Commons Committee meeting.
- Discussed issues with home on Tallow Tree with no water connection.
- Discussed results of request to homeowner to remove some No Trespassing signs.
- Discussed upcoming meeting to map out points of interest and concern on water system. Compensation to be offered to former employees and consultants for attending.
- Discussed need for new camera system for security. Chase Billow to follow up with Josh Cardin on previous offer to assist.

- Discussed need to manage BoD Task list without Secretary being able to attend regular meeting. Tim Bird to own task list for now. Chase Billow to ask Devan Cardin to send meeting minutes to all BoD members for approval.
- Discussed need for help from SERCAP, NC Rural Water. Roy Brown to completed SERCAP application. Ed Hallyburton to reach out to SERCAP for water system mapping services.

Meeting adjourned: approximately 8:35pm