

## **Trojan Horse Property Owners' Association 2009 Annual Business Meeting**

The 2009 Trojan Horse POA meeting was held on Saturday, July 11 at 7:00pm at the Pluttemans' home on Mountain Ridge Run. Nineteen persons (12 property owners; 9 POA Member owners) were present.

President Andrea Douglass called the meeting to order. The 2008 Meeting Minutes were read and approved. Scott Harris presented the Treasurer's Report. Dues and contributions received from 58 of 91 property owners totaled \$6,675.00 while road maintenance expenses totaled \$9295.19. Maintenance costs included gravel, repair and improvements (described below).

### Old Business

The Road Committee Report was presented by Cameron Akers. He, David Hill and Gary Weaver conducted a road assessment to determine what work could be done to lower maintenance costs over the long term. They prioritized needs, focusing on the higher traffic areas in the most need of repair. On Trojan Horse Circle, 3 new culverts were installed, 70 tons of gravel was spread, ditches were cleaned and stone breakers were created. On Bryans Cove, one new culvert was installed, ditches were cleaned, and stone breakers were created. As hoped, heavy rains we experienced in spring and early summer did not cause the damage to the roads we normally would have sustained. By continuing to be proactive in addressing road maintenance by making minor improvements, future regular maintenance costs should be reduced. Priority road work remaining includes installing an additional needed culvert on Bryans Cove, cleaning remaining ditches and adding stone breakers where needed, and filling potholes on the paved area of the road. Water problems on and around the paved area needs to be addressed. Remaining priorities need to wait until additional dues contributions are received. Additional speed limit and road name signs need to be set as weather allows.

Speeding continues to be an issue and involves cars, trucks and 4-wheelers. Several near-misses have occurred where speeding drivers have almost hit other vehicles, persons, or pets. Particular concern was raised regarding the many residents walk/run on a daily basis, including mothers with strollers and young children. Although speed limit signs have been posted, speeding remains a problem. The narrow roads add to the problem. Several actions were discussed: 1) a special postal mailing to address speeding problem; 2) distributing a flier to all homes in the development; 3) researching statutes for speeding on private roads; 4) re-grading the roads to create water breaks (speed bumps); 5) flagging down speeders; 6) calling the 800 number and filing a complaint if delivery vehicle.

Non-residents using four-wheelers on Trojan Horse roads continue to be an issue. If practical, they can be stopped and informed that Trojan Horse roads are private.

The Trojan Horse right-of-way used by the Grogan family has not been followed up on from last year. A letter was sent and he has not yet provided proof of right-of-way. An additional letter will be sent to him asking for documentation.

### New Business

Ideas for getting more property owners to become permanent POA members were discussed. What are the benefits of being a member? Establishment of the POA is a value-add to the sale of a home (private roads require proof of POA road maintenance in the financing process); members can vote on decisions made by the POA; members can hold office; if 2/3 of property owners become members, the POA can require all property owners to pay road maintenance dues.

A motion was raised to require any future motions to be voted upon during the Annual POA Meeting involving road expenses outside of the normal maintenance be presented to the POA officers at least 2 weeks prior to the Annual Meeting to allow notification of all voting members. This would allow all voting members the opportunity to vote on the motion either in person, by email, or by proxy. The motion carried with all 9 voting members present voting in favor.

### Election of Officers

Gary Weaver was elected President, replacing Andy Douglass. Charlie Vitale, Scott Harris and Margaret Allen will remain in their respective offices.

The 2009 POA meeting was set for Saturday, July 10 at 7:00pm at Jack Stevens' home on Trojan Horse Circle. The 2010 picnic will be at Ann Nash's home on Our Little Circle on August 7 at 5:30pm.

The meeting was adjourned.

Respectfully Submitted, Margaret Allen (Secretary)