

Trojan Horse Property Owners' Association 2011 Annual Business Meeting

The 2011 Trojan Horse POA meeting was held on Saturday, July 9 at 7:00pm at the Weavers' home on Trojan Horse Circle. Sixteen persons (10 property owners; 9 of which were POA Member owners) were present. In attendance were Charlie and Ellen Vitale, James and Sharon Ceratt, Matthew and Sarah Bucherati, Andy Douglass, David and Michelle Hill, Scott Harris, Cameron Akers, Gary and Kathy Weaver, Doug and Terri Ferrell and Margaret Allen.

President Gary Weaver called the meeting to order. The 2010 Meeting Minutes were read by Margaret Allen and were approved as read. Scott Harris presented the Treasurer's Report. Dues and contributions totaled \$10,945.56 which included \$2,790.50 in donations to the Snow Removal/Grass Cutting Fund. Road maintenance/repair expenses totaled \$9,173.27. Income and expenses for last year reflect a continued trend of road maintenance and repair expenses exceeding income from dues and donations.

Old Business

The Road Committee Report was presented by Gary Weaver. During the year he, David Hill and Cameron Akers continued to prioritize needs, focusing on the higher traffic areas in the most need of repair. One culvert was purchased, one was donated and both were installed; many loads of gravel were hauled and spread throughout the development during the year; large rock plus crush & run gravel were laid in an area that had given way to mud during the spring thaw. In addition, damage done to the pavement at the entrance to Trojan Horse as well as potholes all along the pavement were patched.

It was noted that the patching to the paved area was done without addressing the drainage problems in those areas of the pavement. It was also noted that the areas of the pavement susceptible to potholes are the same problem areas that were in the road years ago when it was still gravel.

On July 3, 2011 Gary and Cameron completed a road needs assessment for the 3 miles of roads within Trojan Horse. Thirteen areas of need were noted and will be addressed as funds become available. At present, the POA general fund balance is \$872.18 which isn't adequate to address any of the thirteen areas of need.

The mailing sent to Trojan Horse residents last fall was successful in raising \$2,790.50 in donations to the Snow Removal/Grass Cutting Fund. These monies will not be used for general road maintenance since they were donated in good faith by residents to be used specifically for snow removal and grass cutting.

The Trojan Horse right-of-way used by the Grogan family was discussed. After the 2010 Annual POA meeting, Gary Weaver and Scott Harris met with Jonathan Jordan, the POA's attorney to find out what steps should be taken. Since the Grogan family has been using Trojan Horse roads to access their property for years, it can be argued they have a "prescriptive easement." That easement only extends to their immediate family and guests. If they were to sell and then subdivide the property, access to a subdivision must be a 45' right of way and Trojan Horse only has a 30' right of way. Their attorney felt the letters sent to Grogan previously are sufficient at this time. Any further action should only be taken if something changes, such as property going up for sale.

New Business

Income generated by dues and donations continues to leave the POA short of funds to adequately address the maintenance and repair issues. Discussion regarding increasing yearly dues and increasing the \$500.00 Building Fee led to a discussion of increasing the POA membership. A motion to increase the yearly dues by 10% was made; however a quorum of POA members was not present to pass a vote. A Special Meeting will be announced by email and newsletter and will be held during the Annual Picnic on August 6 at 5:30. A vote will be taken at the Special Meeting on increasing yearly dues by 10%.

The \$500.00 Building Fee is included in the Bylaws and changing it will require 2/3 agreement in a vote of POA members either by vote in person or by notarized ballot. This triggered a discussion of increasing the number of POA members by recruiting non-member property owners. (This topic was also discussed at the 2010 Annual POA meeting and it was decided that members would attempt to recruit neighbors who were non-members. Since that time, one additional family has joined the POA bringing the total membership to 36 of 91 property owners.) Ginger Page had indicated an interest in volunteering with the POA to increase membership. Ginger was not present at this meeting but Terri Ferrell volunteered to assist as well. Non-member lists and contact information were provided and Ginger and Terri will be put in contact with each other.

A concern about emergency vehicles not being able to locate addresses in the community was raised. Charlie Vitale and Andy Douglass will work to mark a plat with all updated road names and house numbers. They will contact the Ashe County Address Coordinator to find out how best to update 911 information. The double arrow road sign at the split of Trojan Horse Circle will be removed and updated with house numbers added since the sign was posted.

Creating a list of emergency contact phone numbers was discussed for both general safety and emergencies. All persons attending and willing to be contacted in an emergency were noted. Those not attending will be asked in a newsletter if they would like to be added to the list and once finalized, the list will be distributed to all homes in the community.

A series of community workdays were scheduled to trim trees and pick up trash along the roads. There are many places where vegetation and tree limbs obstruct drivers' vision. Hiring persons to do the work was discussed, but liability was a concern. It was decided to see what can be accomplished during volunteer workdays and to then reassess.

Saturday, July 23 at 8:30 am – meet at the entrance to Trojan Horse

Sunday, August 7 at 8:30 am

Saturday, August 20 at 8:30 am

Election of Officers

Gary Weaver asked for a volunteer to take his place as president but no one stepped forward. All Officers will remain in their respective offices for another year.

REMINDER: The 2010 Picnic will be held on Saturday, August 6 at the Weaver's home (1478 Trojan Horse Circle). Bring your favorite side dish and a chair. We will also hold a Special Meeting of POA members at this time to vote on increasing the yearly dues by 10%.

The 2012 POA meeting was scheduled for Saturday, July 14 at 7:00pm at the Ferrell's home at 428 Trojan Horse Circle. The 2012 picnic will be at the Stevens' home at 1262 Trojan Horse Circle on August 4 at 5:30pm.

The meeting was adjourned.

Respectfully Submitted, Margaret Allen (Secretary)