

Trojan Horse Property Owners Association Meeting

July 11, 2015, Meeting started at 7:00 pm at the home of Gary and Katherine Weaver.

In attendance: (quorum not in attendance)

Matthew Bucherati, Gary and Katherine Weaver, David Hill, Scott Douglass, Ron Barber, Tommy and Lucy Pappas, Charles and Ellen Vitale , Jack Stevens and Lyla Stuart, Scott Harris, Keith MacVean.

Minutes from last meeting were read by President, Katherine Weaver

Treasurer's report:

Scott Harris gave each member a copy of the financial summary and read thru each expenditure and balance. We are slowly building up some reserve in comparison to past years. See attached Treasurer's report.

OLD BUSINESS:

Item 1. In order for the POA to make any changes to the bylaws we need to have 28(2/3 of members) votes. At the 2014 picnic members attending signed a list in agreement with pursuing an attorney. At this time the THPOA does not have the required 28 votes.

At this time we need an additional 11 proxies signed by August 16, 2015. This was brought to our attention by Scott Harris. When we have 2 new members of the POA, we will have greater than 50% membership which will eliminate the need for quorum at annual meetings.

Katherine will make a list of those POA members that we do not have proxies for and will make contact within the next two weeks. The attendees at this meeting were all in agreement to have the bylaws changed to eliminate the need to notarize proxy voteScott Douglass made a motion and Ron Barber 2nd .

Item 2. Katherine is preparing a letter to be sent out to all property owners encouraging them to contribute funds to the POA or become an active member. She will have this letter available by the picnic on August 15th for members to review.

Katherine has been reviewing old minutes from previous meetings and would like a clarification on two items that were passed but have not been enforced.

Item 1. In August 2012 at a Special Meeting it was noted that the meeting and picnic would be combined (passed by 12 POA members). A discussion of the attending members determined this was only for the year 2013(which was not clarified at the time of the original vote). Due to the fact that there was not quorum , this item will be brought up at the special meeting on 8/15/15.

Item 2. In the same 2012 minutes it stated that the POA members are to have the dues paid to the POA by **May 1 of every year**. At this time there are some members who are in arrears in paying POA dues. Katherine questions if there should be a late fee penalty on POA members who have not paid their dues by the May 1 deadline. It was agreed that having the dues paid by May 1 is helpful in determining that year's budget. Katherine will send out a letter (reminder) to each POA member who is delinquent in their dues. Ron Barber volunteered to follow up with calls (2 weeks after letters are received). A discussion about putting a lien on properties was discouraged since we are trying to encourage more participation from property owners and gain new membership. David explained the process to put a lien on property. However, it is advisable to contact realtors of those members' properties that are for sale if POA dues are in arrears. Katherine will follow up on properties that are for sale if a member is on the delinquent list.

Item 3. Updated Emergency contact list will be issued on the special meeting /picnic on 8/15/15.

Item 4. Charlie suggested we resend a letter from 2012 to property owners that are not POA members explaining what it takes to keep the road maintained. Katherine suggested that the POA send a letter to all property owners regarding contributions to the Trojan Horse community. A revised letter will be drafted and addressed at the special meeting /picnic 8/15/15.

Item 5. We have some new road signs but no post to put them up on. Suggestions to call Margaret (past secretary) for information, the NCDOT, and fencing company to see what is required to install the new road signs. Katherine will follow up

Item 6. Election of officers...to be addressed at the special meeting /picnic on 8/15/15.

Item 7. Due to not meeting quorum at tonight's meeting a special meeting has been scheduled at this year's picnic 8/15/15.

Item 8. This year's picnic will be held on August 15th, not August 16th at the home of Gary and Katherine Weaver's, at 5:30 pm.

Item 9. Next year's meeting will be held July 9th, 2016, at the home of Gary and Katherine Weaver's at 7:00 pm. The picnic will be held August 13th, 2016 at 5:30 pm. Place yet to be determined. It is agreed by members to continue \$5 charge per family to pay for Hamburgers/hotdogs and misc.

Item 10. Gary Weaver resigned from the road maintenance committee. David Hill will be continuing as the road committee. We would like several more volunteers. David will check with Duane Trivette and Buddy Blackburn about additional road improvements /maintenance and estimates. Ron suggested looking into having Duane angle the road in some areas to help avoid rain from washing away the gravel. More frequent maintenance will be considered as well. It was also suggested we look into the cost of

asphalting a section of the road each year. It was agreed by all that the road has held up well this past year. David will contact several asphalt companies to get estimates.

Meeting was adjourned at 8:40 pm
Notes submitted by stand in secretary, Lyla Stuart