

CHRISTIE VILLAGE
ANNUAL POA MEETING
SEPTEMBER 14, 2019

Gloria Rast called the meeting to order at 1:05 pm on Saturday, September 14, 2019 at the Pinnacle Inn Meeting Room.

Gloria commented on number of cars on Beech Mountain (it's Oz Week). She thinks this shows that Beech Mountain still has something to offer.

Heber opened the meeting with a prayer.

Gloria proposed that we dispense with the reading of the 2018 Minutes since everyone would have seen the minutes after the last meeting and copies are available to anyone who wants to review them. Jimmy moved that the minutes be accepted as recorded, Heber seconded; unanimously approved.

25 votes are required for a quorum. (20% of 123 unit/weeks owned and in good standing)
Total current owners are 132, and 9 of those owe a balance so we have a total of 123 paid up owners that are eligible to vote.

20% of 123 is 25 unit owners required to count the meeting as valid for a voting meeting.

We had:

- 16 unit owners at the meeting
- 13 proxies to Barbara
- 26 Proxies to Gloria
- 45 Total

Attendees introduced themselves; 21 people (representing 16 unit/weeks) were in attendance. Jane Adams owner of 3B/30 drove 12 hours to get here from Florida; farthest away.

Board members present: Gloria Rast, President, Barbara Freeman, Secretary/Treasurer, and Marvin Boots, Board Member. Karen Duncan was unable to attend due to illness. Wanda Nesselroad was unable to attend due to personal reasons.

Gloria asked for Greg Freeman to be recognized for his work (round of applause). Also mentioned Jimmy & Janice Hansil, and Dave Auret.

Misty Black is the new housecleaner, and is starting to help Barbara in the office. Round of applause for Misty.

Gloria asked Barbara to talk about "projects and status":

Barbara reported that 6A was completed, the 3A bathroom was remodeled this past year. It was "guttled", the divider wall was removed, new sheetrock, new bathtub, ceramic tile, new commode, new vanity. This unit is occupied by a full-time tenant on a 6-month lease who plans to renew.

Also, 1B was “un-winterized” and renovated with new flooring, painting, new appliances, ceramic floors in bathroom so that we could rent it to a full-time (1-year lease) tenant.

There was a full-time renter in 2B on a 6-month lease; their lease is up in at the end of October and they will be moving out. We did put new furniture in the 2B living room. Now have an inquiry from someone who wants to rent 2B for the ski season.

Financial Report:

Barbara pointed out the RENTAL income and said that the long-term rentals are very helpful; VRBO and Direct Rentals (these are the renters that call or email for a rental) are very helpful for the bottom line.

Barbara reported that the current bank balance is \$2325 (last year it was about \$12,000 at this time due to putting off finishing 6A last year).

A financial report package showing 2018-19 results was handed out (copy attached)

. Included in the package are:

- Overall income and expenses (combined Operations and Assessments)
- 2020 Proposed Budget

Discussion of 2018-19 Financial Reports:

We were over-budget on Expenses due to the unit maintenance for 6A, 1B and 3A for a net deficit of \$11,392 for the fiscal year. Martin Boots asked if this was offset by the carry-over from last year. Reply, Yes.

Barbara went through the line items; no questions arose. Utilities remain a large expense. Beech Mountain raised the water bills from \$75 to \$88 per unit. Skyline Telco has upgraded the Internet service to fiber optic. Gloria’s grandson has added some new Internet wiring; plans to improve all of the Wi-Fi systems as soon as he can get time from school.

Volunteers painted, trimmed shrubs, etc. throughout the year. Dave Auret has provided lots of help in 1B and 3A bathroom remodel, and has helped to “demo” 7B by taking up the carpet and removing the popcorn ceiling. Kathy Miller has helped to paint and always brings her paint brush when she comes. Janice and Jimmy have provided lots of help. Heber and Gloria have helped in lots of ways.

9 owners have not yet fully paid for 2018-19. Some are sending partial payment. Barbara will turn some of these over to the Collection Agency if necessary.

Barbara presented the proposed 2019-20 Budget:

We now have 123 unit/weeks in good standing, and Barbara has based the 2019-20 budget on this number.

Presentation of proposed 2019-2020 budget (copy attached):

- Barbara says the proposed budget is based on the assumption that there will be 123 unit members paying. There is no assumption for an Assessment in the budget presented.

Discussion:

Gloria pointed out that Barbara works almost full-time at CRV with NO salary or expense reimbursements. Bob Goldberg moved that Barbara be reimbursed for her expenses traveling back and forth from Charlotte. Seconded by Ann Scott. Passed unanimously.

Barbara said that VOLUNTEER HELP would be much more welcome than paying her for travel. Discussion about how owners can stay free when they're here to volunteer their time.

Jimmy moved that we: (a) keep the Maintenance Fees at \$400 (A units) and \$500 (B units); and (b) ask for a \$200 Assessment for 2019-20 to continue remodeling as much as the money will allow. This motion was seconded by Barbara Howe.

Discussion of the motion: Dave Auret asked for clarification of the amounts budgeted for Rentals and asked if this amount budgeted for rentals was conservative because it is half of what we had for the current year, Barbara answered yes it is a conservative figure, Barbara reviewed other items on the budget and there were no further questions on this subject.

Heber Rast fears that the \$200 assessment is too high and will "scare off" owners. Janie Adams says she cannot handle a \$200 assessment.

Marvin Boots moved to amend the motion to keep the dues and assessments the same for 2019-2020 as for 2018-19 (i.e., \$400 for "A" units and \$500 for "B" units); and a \$100 Assessment. Seconded by Heber Rast. The amended motion passed unanimously.

President Gloria Rast asked if there is any new business.

Barbara Howe asked if there is a Master Plan for remodeling. Barbara Freeman said, "no master plan; we're doing whatever seems the most critical". We are currently working on 7B and this unit has the most owners. Also mentioned that she has pre-purchased some flooring because it was on sale and we desperately need to replace some carpet.

President Gloria Rast asked for volunteers to be new Board members.

We need at least 5 Board members; we had 5 in 2018-2019. Current members are:

1. Gloria Rast (President)
2. Karen Duncan (Vice-President)
3. Barbara Freeman (Secretary/Treasurer)
4. Wanda Porter
5. Marvin Boots

Proposed new Board members:

1. Barbara Freeman
2. Dave Auret
3. Marvin Boots
4. Gloria Rast
5. Bob Goldberg

Vote in favor of this slate passed unanimously. The new Board will need to meet and elect Officers as soon as possible.

Before adjourning, Heber said that this is the first time in many years that he can proudly recommend Christie Village to his friends.

Christie Village awarded a “free week” as a Door Prize. This year’s winner was Ann Scott (whose name was randomly picked by Misty Black).

Gloria invited everyone to go back to Christie Village to see the current status and have some refreshments and socialize with Heber and Gloria in 5A.

Motion to adjourn at 2:30 pm by Barbara, seconded by Bob. Meeting adjourned at 2:31 pm

Respectfully submitted _____

Attachments:

Financial Report

2020 Budget

Recap of Proxys Received

Sign in Sheet from the Meeting