

Minutes

THIRTY-FIFTH ANNUAL MEETING OF THE FLEETWOOD PLAZA REGIME Monday, September 3, 2018. 10:00am Regime Clubhouse

1. The meeting was called to order at 10:04.
2. Welcome, and Comments by President Simkin.
Kathy Simkin welcomed all, and especially those attending the Annual Meeting for the first time.
3. **A quorum** of owners was established. There were 8 in-person ballots, and 39 proxy ballots. (In all, ballots were received from 47 out of 63 units.)
4. Board members present: Rich Foss, Kathy Simkin, Phil Taylor, Jeanette Whitmire.
Officers: Sandy Grant, Secretary; Kerry Grant, Vice President; Barry MacDowell, Vice President
5. The minutes of the Annual Meeting of September 11, 2017 were approved as written.
6. Report of the President.

Music of a favorite artist can help define our thoughts. Personally, I have many favorite artists. One of them is John Denver. Lyrics from one of his songs remind us that “some days are diamonds while some days are stone”.

The beauty of our setting here at Fleetwood in the mountains of western North Carolina provides us with many “diamond days”. Not only the setting here provides us the makings of sparkly days. The sounds of our neighborhood remind us of the best happy living. The voices of neighbors sharing stories on the morning walk, around the puzzle table in the clubhouse; the sounds of planes making their way to and from the Asheville airport; the gobbling of wild turkeys as they stroll around the area define our days and nights. The bonus of silence we can experience as we observe deer in the area can inspire awe. All remind us of our unique placement on top of a mountain.

Not all days can be sunny and beautiful however. These days represent John Denver’s “stones”. Sometimes heavy rains come along to steal our joy and wash away our perimeter banks while also creating ways to let water enter our homes. Other times heavy snow greets us in the morning when we awake. Unexpected problems present themselves when a surprise ice coating comes to our neighborhood in the same hour that a New Year’s Eve party at the clubhouse is set to begin.

Here we are so fortunate to have the resources of financial security provided with our reserve funds to assist with these days that aren’t diamonds. In addition, we are fortunate to have people among us who work toward the improvements we must make

to ensure the longevity of Fleetwood and help guarantee that we have the funds we need to achieve our goals. Many people in this room, and those not able to attend today, continue to evaluate and shape our future community by making available their talents and finding experts in the Hendersonville area to assist with the work that needs attention from our many trees to our plants that need tending.

A mixture of diamonds and stones will continue to greet us as we move ahead to this next fiscal year. Another of John Denver's lyrics reminds us that "through poems, prayers, and promises", we move from uncertainty to certainty. Let's us truly be a community as we move forward. Let us support and encourage each other as we celebrate all the uniqueness we share in our mountain homes.

I thank all of you owners who have volunteered to serve our community this past year. These volunteers include all board members, committee chairpersons, committee members, those who put together social events in spite of not having an "official" social committee formed, those who are assisting with all the details involved in our election today; those who step up on a daily basis to solve problems; and all of you here today to give of your time to attend a meeting on a national holiday.

7. Old Business – There was no business held over from last year.
8. New Business – no new issues were raised at this time, but a discussion of building maintenance followed later. See section 13 iii below.
9. Tellers delivered proxies to assigned proxy holders.
10. Election of a Director – The President asked if there were any additional nominations from the floor. When no nominations were offered, she declared the nominations closed and invited members with in-person ballots to mark their ballots.
11. Ratification of 2018-2019 Budget (materials sent with meeting notification)

There were some questions from the floor regarding the budget:

- i. Why have prices for insurance gone up so much during the last few years?
 - (a) Prices have not gone up dramatically recently.
 - (b) Insurance companies don't like to write policies for condos, so they are not vigorously competing for our business.
- ii. Why do we buy workers compensation insurance? Our agent suggested we carry that insurance because often the companies that we hire do not. We hire the people who do the best job for us; in many cases we have a dearth of companies who want to work for us at all.
- iii. Has our assessment gone up? Yes, it has, from \$1160 to \$1220, in part to cover our costs for water drainage improvements. Our buildings are getting older. We

as a community have voted to increase our assessment gradually and have reserves, rather than have large special assessments from time to time.

- iv. We have costs associated with our road, "Fleetwood Plaza." The question was asked, why can't the road (Fleetwood Plaza) be turned over to the town? This is a controversial question; perhaps we could bring it up with the town again. This issue has come up twice over the years. There was a proposal worked out with the town, but the owners did not vote in sufficient numbers to ratify the proposal. We need to have 80% of owners in favor to make such a change. A majority said to turn it over to the town, but not 80%. One resident made argument in favor of keeping the road: We would lose control of our entrance if we did; anyone who wanted to could drive in. Arguments were also made in opposition to keeping the road; we have to pay for snow removal and road maintenance.
- v. How will we be paying for the drainage work that will prevent future landslides? \$150,000 will be taken out of reserves. Over the next number of years, we'll be putting the money back into reserves. Replacing roofs alone costs about \$400,000, so we need to have money in our reserves. When we polled owners, 70% preferred that we build increasing reserves into our quarterly assessments.
- vi. Who pays for our outdoor lighting? Fleetwood pays for it. We pay directly for the street light by the water feature and for half of the entrance wall lights. The other half of the entrance lights and post light by each building are powered through the electric meter of one of the unit owners at each building. Fleetwood reimburses those owners for the electricity used for the common lights. Can we use LED bulbs in these lights? The HOA president said that we will take that into consideration.
- vii. Question: Two owners objected to the increase in the assessment. One asked if the owners ever had input about raising the assessment. Answer: Yes, every year owners have input. If the proposed budget is not approved at the Annual Meeting, then the prior year's budget remains in effect with whatever assessment is in it. Approving the budget also approves work that costs over \$10,000 and requires Owner approval. If the budget is not approved, then that work is also not approved. For the coming year, work costing over \$10,000 includes the water drainage work - which will not be done if it is not approved.

12. Ratify the selection of Carland & Anderson, Inc., CPAs to prepare an annual compilation report – There was no discussion or questions, so the President invited members with in-person ballots to mark their ballots.

13. Approval of 2018-2019 Insurance levels – There was no discussion or questions, so the President invited members with in-person ballots to mark their ballots.

14. Tellers collected all ballots, and balloting was declared closed.

15. Announcements.

- i. President Simkin announced that the 2018-2019 Nominating Committee will have the following members: Jim Parisi, Janet Marshall, Shirley Moore and Barry MacDowell. The meeting will be convened by Jeanette Whitmire.
- ii. Our next Annual Meeting will be held on September 9, 2019.
- iii. There will be an Organizational Meeting of the Board tomorrow at 2:00, here at the clubhouse.

16. Comments/Questions from floor while ballots are being counted.

i. Bill Jacobs spoke on the drainage problem. Please click [here](#) to read his report to the Board on the Fleetwood website.

ii. Trash cans. We've been requested to no longer use underground containers. If you don't want your underground containers anymore, let Bill Jacobs know and the HOA will handle the problem. The current plan is to fill in the holes left by the underground containers and cover them with cement. Let Bill know if you want to keep your in-ground trash can for any reason.

[On June 28th of this year the manager of the town of Laurel Park, Allison Lee Alexander, sent us a letter with the following request: that by Thursday, August 31, our trash and recyclables all be placed, in bags, in above ground, covered trash cans. The manager wrote: "We're not specifying the size or type of can, simply that it be covered, and all trash and recyclables contained, within bags, within the cans."]

Let's keep in mind that Laurel Park does us a big favor by coming to our service yards to collect trash and recyclables. We don't have to remember to put trash cans out on the streets, and we don't have unsightly cans and bags proliferating along our street one day each week.

iii. One owner suggested that we have a more pro-active approach to building maintenance. The owner indicated that they belonged to a condo association where if one porch was problematic, all porches were examined. If there was mold on stucco on one building, all buildings were examined. The same owner opined that our current approach is piece meal, and often slow, and that would make sense to do all repairs of a certain kind (e.g., carpet replacement on porches and steps) at once. If we are slow to do maintenance, then we may be subject to lawsuits. Maybe the assessment should rise at a faster rate.

Another owner said that a few years ago, someone did fall on our stairs and did sue.

Bill Jacobs stated in response that we're currently on a crisis management schedule and that

our goal is to have a pro-active approach with buildings. A lot of our cosmetic issues are resolved as the building is painted. Unfortunately, we don't have the funds to do the whole campus in one year. We hire outside contractors to do a lot of our work.

When Bill took over the job and chair of the Buildings Committee, the “to do” list for building maintenance existed only in the form of emails that got collected. That’s no longer true; at every board meeting, there is a published list of things yet to be done, and what has been done. It’s a useful tool. We also need a better definition of what is the owner’s responsibility, and what is the responsibility of the HOA.

17. Declaration of election and voting results:

Votes: 46 units represented by voting 17 units no vote

8 in person ballots
38 proxy ballots
17 no vote

Board Member Tally

45 votes for Phil Taylor
17 no proxy – didn’t attend
1 ballot left blank

Ratification of 2018 – 2019 Budget

Favor -- 44
Oppose – 2
No vote-- 17 [No proxy]

Ratification of Accountant

Favor -- 45
Oppose - 0
No vote - 18 [17 no proxy, 1 ballot left blank]

Approval 2018 2019 Insurance Level

Favor -- 44
Oppose -- 1
No vote -- 18 [17 no proxy, 1 ballot left blank]

18. At 5:00 this evening we will have a party in the clubhouse! Bring your own beverage and some kind of snack.

19. The meeting was adjourned at 11:57 AM.

20. Our next Annual Meeting will be held on September 9, 2019.

Respectfully submitted,
Sandy Grant, Secretary