

Minutes of Open Board Meeting

May 24, 2018

Fleetwood Plaza Clubhouse

The meeting was called to order at 10 AM. A quorum was established with Board members Jeanette Whitmire, Ruth Marcus, Kathy Simkin, Rich Foss and Phil Taylor in addition to Barry MacDowell, Vice President. Larry Simkin stepped in to take notes for the meeting.

The meeting agenda was adopted.

The minutes from the open board meeting of April 12 were approved.

President's Remarks were as follows:

Good morning, friends and neighbors. It is good to see everyone here as we have much to convey to you about our lives together on top of a mountain in western North Carolina. Nature is surrounding us with beauty and challenges as well. As we have noted for the past few years, our vegetation has grown mature and huge, in many places out of proportion to our buildings. In addition Nature has sent us more moisture than our soil can tolerate. As has been explained previously, the board has retained some expert surveyors and engineers to help address the problems of too much water in the ground which has pushed its way in, and down, and around. We have Emory Haselden to thank for locating the best experts in the area and retaining their services.

Plans are being devised to protect and modify our entire neighborhood. This morning we will hear more about plans. Of course there has been concern, frustration, speculation as well as casual exchanges, accusations, loud protests, and general curiosity surrounded by fear.

Early last week while I was in Indiana watching an early morning show, I heard a celebrity say that "you can't steer a boat when you are focused on its wake". This has application to our time together this morning. Looking at what has brought us to this point and noting how many hours of worry, frustration and angst have been experienced is not contributing to development and execution of a "fix" for our soggy community. Not one home here has totally escaped the impact of the huge landscaping and wet ground. Please listen carefully to what is shared here

which is all based on the findings of the experts. I ask for your cooperation to avoid “focusing on the wake”.

The Treasurer’s report was approved.

Drainage Report and Engineer’s Findings

Rich Foss and Bill Jacobs delivered a report on the findings of the engineer Philip Ellis of Robinson Design Engineers. Some time ago as a result of a suggestion by the Value Enhancement committee, a recommendation was made to the Fleetwood Board of Directors to obtain expert advice on how to effectively deal with drainage issues here on top of our mountain. The report of the engineer in conjunction with the land survey reveals that we are surrounded with more water than benefits the community.

Two areas of immediate focus are :

- hillside behind the 600 building
- hillside behind the 1400 building.

These two events were triggered by different forces. The one behind the 600 building was a true landslide caused by pore pressure of water in the soil which created some underground blowout of water which forcefully moved the land on top of it, creating huge deep washed out areas that travelled across the road destroyed and down onto the hillsides below. The one behind the 1400 building was a mudslide, resulting from the steepness of the hill and over saturation of the ground which resulted in the erosion event.

In addition to the land movement events described above, 4-6 basements are experiencing ongoing wetness, ranging from small puddles to several inches of water encroaching.

It was explained that short bursts of rain are not a problem for us. However, when deluges such as we had on Wednesday, May 17, 2018, can result in such land movements and make the existing problems worse.

Several short-term measures have been used to divert the water away from the buildings and to prevent more underground buildup to cause further blowouts. Sandbags, bags of top soil, and straw bales were strategically placed in the areas

noticed by residents as well as in the areas that the engineer observed. These are merely temporary.

Bill relayed the good news that our road that travels in front of our buildings is working perfectly to carry water away and down to the drainage system further down the mountain. He also pointed out that we only have one problem: there is too much water in the ground. The remedies outlined are aimed at getting the water away from our homes and out to the road to be carried away.

In answer to a question about why the engineer was not at the meeting, Rich explained that the community needs to hear the survey results and learn of plans from board members who are actively working on the remedies for the community. At this time it is impossible to give a definite timeframe for when the work may be completed. Of course the work will be driven by the location of qualified firms to do the work. The engineer is supplying us with some suggestions of people he knows who specialize in providing landslide/mudslide correction. Bids will be taken ASAP to sort out the correct people.

The community was reassured that there is no immediate risk to buildings “falling down the mountain”. Nonetheless work will begin immediately after the correct people are located. In addition the community was reassured that special assessments will be avoided. Bill pointed out that we have a reserve fund to provide for “a rainy day”. Now it has rained so some of those funds will need to be accessed. The reserve fund will not be depleted. It was stated that potential buyers have difficulty getting mortgage loans when the condo association has low reserve funds or has experienced special assessments.

The black drain pipes running down our perimeter banks are not only unsightly, they are ineffective. Many are broken or clogged with debris. Those pipes will be eliminated. Other modifications will include adding more downspouts. Where needed white PVC pipes will be placed.

Recommendations from the experts include constructing bioswales to carry water away from the fronts of our buildings to drain onto our street. Cleanout drains and atrium grates will assist in knowing when drainage pathways are becoming clogged in any way.

Once areas of drainage are corrected, plants will be placed in order to slow erosion. Plant experts and landslide experts will be consulted before any planting is done.

Building 1100 will be used as a prototype to let the community see how water can be moved away from the buildings. Not every building will receive the same treatment. The needs of the particular building will dictate the remedy. A combination of moving mulch and plants away from the building, some minor grading, installation of atrium grates, bioswales, improved guttering, and additional downspouts will be used as needed.

Building Maintenance Report

Progress has been made on the backlog of building maintenance requests but there are still some older requests outstanding. After the heavy rains and associated water problems which have recently occurred, scheduling of some maintenance requests/plans are changing.

A link will be posted to the website in the future to allow access to the building maintenance log that is being used to track requests and their progress.

Clubhouse/Pool Report

The clubhouse is in good order. The popcorn ceiling has been successfully removed and a nice clean/smooth ceiling has replaced it. The fireplace has been decommissioned for the summer.

The pool is being readied for opening. The recent rains have delayed the opening but it should be ready for use the week of May 28. The following changes have taken place around the pool area:

- 1. Three pool tiles got dislodged over the winter and are being re-attached.**
- 2. New plumbing in the pool area has been installed. Two new outside (and freeze resistant)**

spigots have been installed. These spigots replace the use of the hoses that use to service the

pool. The new spigots are a) by the pump house and b) by the outside shower.

- 3. The grill has been moved. The new location is free from the building with easy access from the wooden deck. The grill no longer should be moved, but instead used at the location it is now in.**

4. A new gate has been installed at the breezeway entrance. It has a “child” proof latch that may be an initial challenge to some. To open the latch the red button at the top of the latch has to be pushed down while at the same time the latch itself is lifted to open the gate.

Communications Report

There was no apparent need for a formal Committee Meeting since the last Board/Officer Meeting. However, the following informational items are noted:

1. Technology

Technology continues to change and offer occasional new challenges.

A. Periodically, Gmail will get fussy and randomly block blast emails to the Fleetwood group email list of 97 recipients. When this happens the work-around I use is to send out the email from my personal Comcast account. Other than coming from a different account, the needed information still goes out.

B. People who use the Safari web browser (Apple computers, iPads and iPhones), MAY have difficulty submitting certain online forms. (When you click “submit”, nothing happens.) This is a recent challenge and the company hosting our server is working on it. In the meantime, if you encounter this issue, the forms can be submitted using other web browsers (Explorer, Firefox, Chrome, Opera, etc.). Another alternative is to email (or call) me, and I will be happy to submit the form on your behalf. Remember, if your form is actually submitted, you will ALWAYS get an acknowledgement message.

2. Directories

The three online directories have been updated.

- Alpha listing**
- Photo Directory**
- Residents by Building**

These three files are password protected. Also, remember that the Smartphone App (Androids and iPhones) is actually the easiest way to get resident information and... it is instantly updated with changes. (Contact me for simple installation instructions.)

3. Information

Selected information, previously posted.

A. Breakdown of residents

Full-time 26 units or 41%

Part-time 33 units or 52%

Renters 4 units or 6%

B. Average Sales Price in 2018 is... \$256,917 (6 sales)

C. Duffy Tree Management Plan has been posted for some time

4. Communications (what's going on)

Communications Reminder – An absolute wealth of information is provided via

- **Email**
- **Text messages**
- **Website**
- **Open Board/Officer Meetings**

This information includes...

- **Board activities, actions and efforts**
- **Financial reports**
- **Social events**
- **Changes in current residents**
- **Family profiles of new residents**
- **Sales of units and sales prices (current and historical)**
- **Announcements (like termite inspections, snow removal and sewer challenges)**

GENTLE REMINDER...

communication takes both a sender AND a receiver.

5. Suggestions

Ideas and suggestions are always welcomed. Contact any member of the Committee.

**Respectfully submitted,
Barry MacDowell on behalf of the committee
Van Wilson
Linda Beagles
Bill Irwin
Kerry Grant
Carol Briggs
Dennis Nelson**

Grounds Maintenance Report

Grounds Committee Report 05/24/2018

The grounds committee met on 05/22/2018 with an added member, Nancy Irving. The committee was briefed on the following areas:

- Maintenance. - A list of work was given to Todd Anders for weeding and mulching with an emphasis on from the street to the sidewalk in front of the buildings using the leftover mulch on the left side of the clubhouse. Additional mulch was purchased as needed. No mulching was done close to buildings . Several dead bushes were taken out and some of the bushes were taken out encroaching along the sidewalk to #903
- Tree Care - Bartlett Tree Service fertilized our bushes with 1 more application to come. A tree on the side corner of #903 will be trimmed in the fall as requested.
- Requests - Building 100 asked to have a lot of bushes cut. That will be looked at in the early fall. #702 (Irving) asked that we look at bushes too close to heat/air units. Several on the committee will do a walk around to target those bushes throughout the campus. #602 (Parisi) showed us water pooling in back of unit close to patio. That is a drainage issue. #1703 (Niesen) asked that we look at his island which I did today.
- Projects - Raymond's will be planting perennials and miniature evergreens mid June at the waterfall which includes cleanup and mulching - cost \$1563.27 Raymond's will also be digging out 2 small areas in front of carports #900 and adding river rock - cost \$680.38. All the annuals in front of the clubhouse and pool area were planted by Rich Foss with a bit of help by Sandy Marcus. A team of 4 people will be watering, Nancy Irving, Rich Foss, Janet Marshall, and Sandy Marcus.

Our priorities for 2018 -2019 thus far are first and foremost drainage.....Building 100 and 900 for bush cutting and cleaning , and cutting bushes in many other places.

Finally the committee agreed on short term goals..

- Have Todd Anders spray the poison ivy, trim bushes along steps between 300 and 400 building, and plant grass seed where plumber dug for water lines along right side of clubhouse and back of pool
- Do a walk around checking off list given to Todd and making a list of what's not done
- Walk around with some of the committee checking closeness of bushes to heat/air units
- Request of quote from Bartlett Tree Service for the planting of several new trees including where to plant and what kind of trees.

Respectfully submitted,
Ruth Marcus, Grounds Chair

Emergency Coordinator Report

Bob Hengst reported that other than what is going on around our homes with the drainage issues, all is well.

Financial Planning Report

Phil Taylor reported that it is premature to do any solid future financial planning at this time.

Insurance Report

Larry Simkin explained that research continues into the possibility of getting mudslide or land movement insurance. It is possible to secure flood insurance, but the issue of mudslide/land movement insurance appears illusive at nearly any cost.

Nominating Committee Report

Chairperson Jeanette Whitmire made available for anyone who would like one a copy of the thirteen criteria that the members of the nominating committee will use to determine who will be nominated for the one vacant board position that will open up for next year. The name of the person nominated will be included in the packet of information for the annual meeting. If the candidate has been selected by the time of the July open board meeting, it is possible that the name will be brought forth at that time.

Promotions Committee

Dennis Nelson told everyone in attendance that the promotions box on the front of the clubhouse contains up to date, current information on properties for sale as well as general information about our wonderful community.

Sewer Report

Michael Michalski continues to maintain our sewer system with no resulting problems.

Social “committee” Report

As you will remember, there is no official social committee this year since no one agreed to head the committee work. However, social life at Fleetwood continues. Next week the birthday parties commence. This series of functions were popular last year and live on due to their ability to bring people together for fun and celebration. On a weekly basis movie night is enjoyed by many, complete with popcorn. Daily the walking group sets off for a leisurely stroll to JumpOff Rock and conversation with residents. On a monthly basis, the ladies’ lunch out is a hit. This past Tuesday a Guys’ Night Out was enjoyed while a companion party for women was even more fun. These types of “pop-up” parties that can include the community are encouraged.

Thank to Nancy Hicks, Janet Marshall, Bill Jacobs, Barry MacDowell and others for organizing many of the activities noted here. In addition thanks to those who are hosting the birthday parties coming up.

Blondie Whitmire has organized a Memorial Day observance for next Monday.

Submitted by Kathy Simkin

Vista Report

Larry Simkin reported that the cutting of trees on the other side of the road will be done soon. Tentatively the project is set for next week. Work will take about a week once begun due to the extensive amount of climbing involved.

Historian Report

More history is being made here at Fleetwood.

Librarian Report

Nothing to report at this time.

Ad hoc committee, Value Enhancement Committee

Nothing to report at this time. Thanks to this committee though for having the foresight to initiate the drainage survey some time ago.

Old Business

None

New Business

None

Questions and Comments

- Kathy Simkin reported that a real estate agent from Asheville contacted her last week with some questions regarding a potential buyer and his curiosity about the dues for the HOA. She went on and on about what a wonderful community Fleetwood is and how well run it is. She said that our condo community is bare none the best managed condo association she knows. She also commented that the Fleetwood website provides a wealth of information which is very helpful to prospective buyers as they learn about the community and make a selection on where to purchase a home.
- Barbara Gittleman commended the board on having engaged the services of the engineer to investigate our needs. She also reminded everyone that all board members and officers plus committee chairs are strictly volunteers.
- Janet Marshall echoed Barbara's remarks concerning the foresight of the board.
- Kathy Boland said that there was a wedding in her family last weekend at Jump Off Rock. The guests at the wedding raved about the beauty of the area and how lovely Fleetwood is. They confirmed what we all know.....Fleetwood is a gem.

The meeting adjourned at 11:42 AM.

The next open board meeting will be Thursday, July 19 at 10 AM in the clubhouse.

**Mark your calendars for the Annual Meeting which will be held on
Monday, September 3, 2018 at 10AM.**

Prepared by Kathy Simkin (alternate for Sandy Grant, secretary)