

Laurel Ridge Country Club Homeowner's Association

Annual Meeting Minutes, August 9, 2022

The meeting was called to order by President Richard Schley @ 4:09 PM. Present were approximately 33 members and 5 board members, Richard Schley, Clay Hamby, Tom Hines, Kathy McInnis and Becky Nickol.

There was a quorum (30% of the membership) represented.

Certification of Notice of Annual Meeting

It was certified that a notice of the Annual Meeting was sent by mail to the membership on or before June 15, 2022 announcing the Annual Meeting date, time and location. The meeting was conducted at the date, time and place specified.

Approval of 2021 Annual Meeting Minutes

The attendees approved the 2021 Annual Meeting Minutes by acclamation.

President's Report

- The HOA continues to conduct business to maintain the property values of Laurel Ridge.
- Almost all real estate offices in Waynesville have been notified of their responsibility to give a copy of the HOA Covenants to new home owners in Laurel Ridge Country Club Homeowners Association.
- The short-term rental policy is being enforced and there are no problems.
- Invasive plant problems have been solved for the most part. There is repeat inspection of the properties currently taking place.
- Welcome Packets have been created and sent to all new owners. The purpose is to familiarize them with the HOA, it's covenants and bylaws, etc. We also request contact information.
- The HOA website is being updated in a timely manner.
- The Laurel Ridge Country Club Homeowners Association is currently fiscally sound.
- Over 90% of homeowners' email contacts have been collected.
- There has been an issue with dogs running loose. The attendees were reminded of the Haywood Country leash law.

Treasurer's Report and Proposed 2022-2023 Annual Budget

Becky Nickol presented the 2021-2022 Treasurer's Report and the 2022-2023 Proposed Budget for approval. The 2021-2022 Treasurer's Report and 2022-2023 Proposed Budget were approved by acclamation.

The board fielded questions about the attorneys' fees, safety deposit box, and the name of our current law firm.

Old Business

The President explained that there are certain procedures that the Board goes through when there are covenant violations. A written acceptance from the Board is required for environmental and architectural modifications to a property or dwelling.

New Business

Tom Cook, the General Manager for the Laurel Ridge Country Club spoke about the new ownership and the changed name of ownership. The name is now Laurel Ridge Golf Club. He said that changes are being planned and most will take place after January, 2023.

A member asked if anything can be done about the extensive number of concrete trucks using Eagle Nest Road to go over the mountain. Clay Hamby said the police force has been notified. Tom Hines stated that it was a concern of the state and country transportation. Steve Arico said that they met with the town manager of Waynesville when he was the HOA president, and that they can't do anything.

David Eachus asked if the Environmental Committee of the HOA is still in force and Richard Schley assured him that it is very active.

A member asked that the short-term rental policy be explained.

It was asked if the HOA has any pull in getting the drop off in the road fixed at the intersection of Eagles Nest Road and Little Mountain Road. It was suggested that nearby residents are usually more effective than an HOA Board.

Adjournment of Meeting.

Richard Schley adjourned the meeting at 4:30 PM.