

DISHAROON RIDGE CONDOMINIUM ASSOCIATION
ANNUAL MEETING
July 7, 2018

The meeting was called to order by the President, Ernie Hensley, at 1:00 p.m. at The Lodge following lunch.

Present:

Shirley Schumaker	415
Van & Megan Johnson	416
Armando Montana	417B
Steve and Cindy Neck	419
Chuck and Judy Phillips	419B
Elaine and Roger Estill	423
Jack Storzaker	425B
Lory Healy	427
Chuck & Pam Gauntner	429
Lewis and Cathi Richardson	430
Ernie & Shirley Hensley	431B
Alan Herdt	433
Billy and Drenda Smith	435B
Ursula Berlinger	440

President, Ernie Hensley, welcomed and thanked everyone for coming. Also thanked everyone who brought food. New owners in attendance were introduced – Van & Megan Johnson – 416; Chuck & Pam Gauntner - 429 and Jack Storzaker – 425B. Current Board Members in attendance were introduced –Ernie Hensley, Roger Estell, Steve Neck, Cathi Richardson and Judy Phillips. Absent were Berkley Badger and Pat Culbertson.

REPORTS:

Communications – Ernie Hensley

Configuration of buildings was explained – 1st three buildings are Sconti Ridge Condominiums. Disharoon Condominiums begin with Building 4 through 10.

It is important to know your building number for emergency purposes. The numbers are posted on the fronts of buildings and shown on the owners' list on the website. Also, the street name is "Sconti Ridge Dr.", not Disharoon Ridge.

In an Emergency, call 911 and give your building and unit numbers. (Example – Judy Phillips would state "116 Sconti Ridge Dr., unit 419-B"). Your Unit number is your lot/account number used for POA billing purposes.

Pest Control is scheduled every other month. Please make sure entry to your unit is available and to notify any tenants. Company will be contacted to: 1) confirm all units are being serviced; 2) asked to leave business card or notice in unit when service is complete. Extending treatment to crawl spaces will be requested.

The Disharoon Ridge web site is designed to provide pertinent information to owners, potential buyers, renters and attorneys. It is updated as needed, with posting of Board Meeting Minutes, and owners' list. The By-Laws and Declaration are available for information. Shirley Hensley is our web-master and any pertinent information should be sent to her. You may access web site at www.disharoonridge.com.

One of our DRCA owners, Ed McKnight, passed away July 5. Ed, his wife and son own 437. Our deepest sympathy goes out to the family and friends.

All of the buildings' platforms and steps have been pressure washed by Chris Estill.

The Trajmahal (trash hut) is complete – thanks to Berkley Badger for design and physical labor along with Lewis Richardson, Steve Neck, Billy Smith and Charlie Groves. This is for household trash only and code for lock is 1206. Bulk Trash Day is the last Saturday each month at the North Gate.

Maintenance and Repairs – Berkley Badger

(Berkley was unable to attend and e-mailed the following report)

Trajmahal was completed with 8 dry storage units, 2 kayak-paddle board bays and 5 bicycle hangers - - made available to residents for a small monthly convenience fee on a first-come/first-served basis.

Multiple trees removed in conjunction with the landscape committee's report.

Sought and received several estimates for building painting.

Sought and received comprehensive building repair estimate for building 10 in preparation for painting.

The rain gutter and downspout issues and their requisite repairs were addressed.

My sincere THANK YOU to all the individuals who had a hand in the completion of the Trajmahal, especially: Lewis Richardson, Steve Neck, Charlie Groves, and Billy Smith. Total donated hours came in at 280, representing a very valuable gift of labor to our community.

Once fully utilized, the convenience fees shall provide a return on investment to our resident owners exceeding a 6-1/4% rate of return.

Landscape – Pat Culbertson

In Pat's absence, Lewis Richardson reported limb clean-up completed. Extra rocks unearthed by AEMC's digging have been appealingly located throughout property.

Pat has installed donated ferns and hostas throughout property and pine straw has been and will continue to be installed where needed.

Financial – Roger Estill

Roger distributed copies of the financial report. (A copy of this report is attached to the official minutes and posted on web site). Current Bank Balance is \$33,040.00.

Year-to-date Income is \$53,900.00. This is due to a number of owners making annual payments at beginning of the year and helps immensely with the cash flow early on. Year-to-date basic operating expenses are \$16,377. Year-to-date maintenance and repairs expenses have been \$11,937 for: Balance due Garbage Hut - \$5,937; Tree Cutting/removal - \$1,500; Gutter Cleaning - \$1,770; and Misc. Repairs/Maintenance - \$2,730. It is anticipated we'll stay within budget for balance of year. Majority of Accounts Receivable is due to our one delinquent unit - 420.

Election of 2018-2019 Board Members

We had a quorum with a total of 22 ballots out of 38 units. All past board members were re-elected with one change – Lewis Richardson was elected in place of Cathi Richardson. Officers will be elected and announced after next Board of Directors meeting.

Owner Issues, Concerns, Suggestions and Goals:

The main goal is to repaint all 7 buildings with the new color scheme. Prior to painting, decision was made that the focus should be on safety first. All stairs and platforms were professionally inspected 2 weeks ago and a bid is forthcoming for completion of necessary work. Plans are to do this immediately.

Research on various solutions for safer steps which are economical and efficient is in progress, including textured paint, sand paint and stick-on strips.

Lighting of stairwells and platforms was addressed. Lighting is an on-going project.

Installation of new directional signage is scheduled where needed.

Any recommendations, comments or questions regarding repairs and maintenance should be sent via email to disharoonridge@aol.com. The Directors need and appreciate your feedback.

The Disharoon Condo "Internet" service is still in the testing phase. Currently Windstream is being contacted regarding their completion of installation of fiber optics for internet and cable.

Delinquency of payment of Association fees on Unit 420 was discussed at length. Recommendation is to get aggressive; contact Big Canoe POA Accounts Receivable and their Attorney to pursue together. This issue will be discussed further at Board of Directors meeting.

Roger reported the estimated cost for repairs and painting of all 7 buildings is \$200,000.00 or average \$25,000/building, more or less. Estimate is based on several initial bids. The new Trash Hut is painted with new colors. The new paint color scheme is up-to-date, fresh and will increase the value of our property. The overall opinion of those present, is to do all buildings at once.

To do all buildings in one year requires three years of fees at \$70,000/year up front. Each owner would pay based on the individual square footage of their unit.

Fifteen years ago when all buildings were painted, we were able to borrow money from the bank. This is not a viable option now.

Meeting adjourned at 3:00 p.m.

Respectfully submitted,

Judy Phillips

Judy Phillips
Secretary