

Board Meeting of the Rock at Jocassee
Property Owners Association
Board of Directors
Tuesday, July 12, 2011
6 PM

Attendees:

Steven Leslie, President
Nancy Sanders
Sammy Pangle
Sue Cole

Absent:

Frank McCormack
Jim Mahanes
Chuck Chandek

Steven called the meeting to order at 6:10 PM.

Modular Home Presentation: Tom Peterson, representing Holmes Building, gave us a brief presentation on his modular homes that he finances and builds. These homes can be built quickly and average from 1250 sq. feet to 3200, depending on what the customer wants. The financing is done through the Department of Agriculture at 5% interest for 30 year loan, with no closing costs or money down. The POA's involvement would be to approve the floor plan and outside of the house.

Chuck Chandek: Chuck has missed 3 meetings in a row and according to the by-laws this issue should be voted for Chuck to be removed from the Board. The by-laws state that 3 consecutive "unexcused" absences by any board member is cause for removal of that board member by majority vote of the board. Steven is going to call him to see how he feels and if, in the future, he can participate. We view him as a valuable Board member.

Mailboxes: Mailbox refurbishing has been delayed due to the heat. Also, Blasted Personalities has had a computer crash and is rebuilding their business base.

Landscaping-Jeff Black: We are happy with Jeff's work and he will be working on a monthly basis now. Also some planting of perennials and other plants will take place in the fall.

Sliding Rock Road: We are having a Town Hall meeting on Saturday, July

16, 2011 to invite input of property owners on their views of how we can finance the maintenance of the road. The last meeting we had was poorly attended. We need \$7500 a year to put away for future use and this money needs to be generated in some way on a fair basis to all who use Sliding Rock Road.

People are still having discussions with Waterhead about purchasing The Rock and making it a natural resource area, thus getting tax breaks to use for development.

POA Website is up and running but Henry Sullivan never sent out a letter informing the property owners of this, like he promised to do, with his letter about the law suit ending. Steven is following up with Henry Sullivan to see if he will do this, if not then the board will send out an informational letter asap to all members of the website the and fact that the lawsuit has been settled.

Budget: Frank McCormack: Frank was unable to attend the meeting but gave us advance copies of the quarterly budget. We have \$40,000 in our operating budget, \$80,000 in the road fund, and recently we paid out \$27,000 in bills, but \$20,000 of that was to Crenshaw for road upkeep. He has received monies from 2 more foreclosures.

There being no further business, Nancy Sanders made the motion to adjourn and Steven Leslie seconded it. Our next meeting is September 6, 2011, at 6 PM in the Clubhouse. The meeting adjourned at 7:25 PM

Respectfully submitted

Sue Cole, Secretary