

Board Meeting of the Rock at Jocassee
Property Owners Association
Board of Directors
Tuesday, November 1, 2011
6 PM

Attendees:

Steven Leslie, President
Nancy Sanders
Sammy Pangle
Sue Cole
Frank McCormack
Jim Mahanes

Absent:

Chuck Chandek

Steven called the meeting to order at 6:00 PM.

The Mailboxes - Blasted Personalities: The mailboxes have nearly been completed, and we have requested that next year, 2012, in the spring they will inform us of any that need to be spruced up in anyway. The Architectural Guidelines will have to be amended to state that mailboxes will be provided and maintained, to all new homes built, and will be paid for at the time of the closing by the property owner. Jim Mahanes was going to take care of this.

Landscaping - Jeff Black- Jeff needs to do a small amount of mulching and planting. Some of this has been done, but it is not all finished.

POA Website: A letter was never sent to the property owners informing them of the POA Website (this was to be done by Henry Sullivan at the closing of the lawsuit) so a letter with this information will be sent in the property owners billing that will go out in the December 15, 2011 packet.

Sliding Rock Road: We are not the owners of Sliding Rock Road but are concerned about lack of informational signage for golf carts, horses, speed limits, etc. We have asked David Holmes to draft a letter to Waterhead requesting signs.

Modular Home: The speck home being built has encountered problems finding lot lines, and sewer lines. Pickens County regulations are under review.

Budget: Frank McCormack: Discussion was held on moving \$25,000 out of our checking account (\$34,000) to a Contingency Fund which will give us flexibility on emergency spending if necessary. This Fund will appear on the 2012 budget as a single line item. A motion was made by Frank McCormack and seconded by Jim Mahanes and was passed.

Frank showed us the new billing statement that will be put in the mail December 15, 2011, along with the agenda of the January 21, 2012 annual property owners meeting. Also included will be the ballot and the proxy, and the letter informing them of the POA Website. Dues are due no later than 30 days and interest will start to accrue at 10% per month if not paid within 60 days. Liens are placed on properties when dues are 24 months in arrears.

Nominations: Four seats are open for two year terms. Sue Cole and Jim Mahanes, have agreed to be put on the ballot. Sharon Stark, Ansley Pangle and Richard Richardson have agreed also. Several other people have expressed interest and they will be called to confirm.

We briefly discussed the 3-year plan and feel we have things to do, but all in all, with little money, we have accomplished much.

There being no more business, the meeting was adjourned at 7:15 PM. A motion made and seconded by Frank McCormack and Steven Leslie.

Respectfully submitted,

Sue Cole, Secretary

