

Lowes Ferry Property Owners Association Annual Meeting

Location: Louisville Town Hall

Date/Time: February 23, 2019

Board Attendees: Steve Jennings, Treasurer

Richard Kildow, Secretary

Al Stephens & Bob Smith, Members at Large

Welcome/Intro of Board (Steve)

Meeting was brought to order at 9:20AM

Board was introduced to membership. Julian Smiley (President) was not able to attend due to family obligation.

Al Stephens was recognized and thanked for many years of service on the board and numerous improvements he made to our community.

Steve explained that Patricia Mayhugh left the board in January because she sold her lot and is no longer a property owner.

We don't have enough lot owners present or proxies to hold elections so the board will appoint 2 members for a 1 year period. Hopefully at next year's annual meeting we will have a quorum so that we can hold an election.

2018 Financial Statement (Steve)

Our financial statement was reviewed from last year with explanations regarding the foreclosure on Lot 146 and associated legal fees, as well as the plans to remediate this property and sell it. Several questions were asked concerning this sale along with the details of any contract. There are also LFPOA members who are interested in bidding on this property so the board is going to meet and review all options.

Community Update (Rich)

Our community is growing rapidly at present we have 52 homes completed, 6 more under construction and 4 approved and ready to break ground once the weather cooperates. Other improvements for 2018:

- Clubhouse painting interior and exterior
- Painted entry/exit gates
- Tiles repaired around pool
- Upgraded and added security cameras for clubhouse and marina
- Added signage for walking trails
- Presently doing a streetlight assessment for community

Architectural Review Committee (Bob)

The ARC will be chaired by Mike Hayes and have a minimum of 2 and maximum of 4 members. Markus Chady (Allan Associates Architects) will continue as our architect for initial plan review but will now report directly to the ARC instead of lot owners. Allan Associates has requested and been granted a fee increase for the first time in 5 years. The board has restarted this committee because of community growth, necessary construction oversight and volunteers willing to serve.

The board is in the process of streamlining the construction application process and hope to have it posted on our website (lowesferryboa.com) on or around March 1, 2019.

Gates and fobs (Al)

Al has taken care of the main gates and access to the clubhouse, pool and marina since the beginning of Lowes Ferry. He has been your main contact for fobs, remotes and any issues with community access. This will continue until further notice. His term expires after the meeting and the board thanked him for his service over the years.

Protocols and Penalty Schedule (Rich)

Explained briefly the updates made to Article 4 permitted and prohibited uses, Article 8 Lowes Ferry POA:

- With respect to recreation/utility trailers
- With respect to construction exceeding twelve (12) months
- With respect to improper outside storage of refuse and garbage containers
- With respect to landscaping
- With respect to late/delinquent payment of dues

Questions and comments

- Regarding lot 146, what was bid process open or sealed? Was realtor involved?
- Several owners may be interested in bidding on lot 146
- Garber Grounds is doing a good job but never seem to finish a section before starting on another
- Appreciation was mentioned for fast response from South Blount Utility after water main break at main entrance
- Sunday still remains an issue for builders being on site
- Speeding on our roads is still an issue of concern when people are out walking
- Inadequate lighting at clubhouse parking lot
- Any other cable service providers for tv and internet

Meeting adjourned at 11:15

Respectfully submitted,

Rich Kildow