

**Crooked Creek Hendersonville
POA Meeting Minutes
October 20,2022
6:30 PM**

Location of Meeting:

[American Legion Hall](#)
[216 4th Avenue W](#)
[Hendersonville, NC 28739](#)

Board members present at meeting:

Melvyn Goodman- President
Janet Hickey-Treasurer
Joan Carter-Secretary
Don Johnes
Jim Kistler
Carole Allen
Wike Graham

Absent from meeting:

Mary Martin

A quorum of community property owners was not in attendance at the meeting. The meeting was delayed 5 minutes waiting for members to arrive.

Call to Order:

The Board of Crooked Creek Hendersonville POA was called to order at 6:35 PM on October 20, 2022 by Mel Goodman. Introductions of Board members were made.

I. Approval of Agenda:

The agenda of the meeting was distributed and approved.

II. Review of Previous Minutes:

No review of the February 4, 2021 minutes was conducted at this meeting.

III. Consideration of Open Issues (Mel Goodman)

Mel Goodman conducted a general discussion while waiting for members to arrive.

Nominations of and qualifications of new Directors for CCC POA BOARD

Our Board count currently stands at 8 - there is a need for one additional Board member. Mel asked for volunteers. George Bishoff and Ben Grapham indicated interest in volunteering for the Board position.

IV. Review and status of Board activities:

Entrance Signs:

Carole Allen was the chairperson responsible for obtaining quotes for upgrading the CC front entrance signs and seeing that the upgrade was carried out as approved. The Board approved a local vendor to clean, repair, paint and replace the worn, damaged letters. The old letters will be for sale or auction at the January meeting with the proceeds going towards refurbishment of the basketball court (cleaning and restriping) or other park improvements.

Security Cameras:

Charlie Hickey, chair of our Security Committee reviewed the operation of our security camera located at the CC entrance. The camera records an average of 600 cars a day entering the neighborhood. To date no incidents have been reported to the police that require back up from our camera. The system keeps information for 30 days. It records 24/7. No tracking occurs unless an incident is reported. The CC Security policy is available on our website at crookedcreeknc.com and in the files on our FaceBook page – **Crooked Creek Hendersonville POA, NC**

Communications; Website and Facebook page creation:

Janet Hickey gave a summary of our new website and Facebook options for communicating with our neighbors. Community information is moving towards digital rather than snail mail for communicating neighborhood information (meetings, socials, etc.) A message kiosk will be installed at the entrance to the neighborhood so no one is inadvertently left out of the 'loop'. The kiosk will have the Facebook and website addresses as well as any notices, including meetings, yard sales, etc. Some folks don't care for Facebook, but there are controls via the administrator for making sure posts are friendly and relevant. 47 members are on our Facebook page representing 36 out of 161 properties. To be a Crooked Creek Facebook member you must answer questions that can be verified by the administrator agree to the "rules". Requests by persons not owning a property in CC will not be approved and cannot access the Facebook page.

We will be using **Mail Chimp** to communicate with CC property owners. Email addresses will not be visible to anyone receiving the email.

2023 Directories will be available January 2023. To protect private information please take some time to shred any out-of-date directories.

Maintenance, Repair and Removal of Dogwood Trees

The dogwood trees along the dam had health issues and have been trimmed, treated and mulched. We are pleased with the results.

- a. The entrance to the park has been graveled to keep cars from scraping bottom as they enter or exit.
- b. A new, third swing has been replaced.
- c. The signs at the lake forbidding outsiders from the lake have been cleaned and painted.

V. Restatement of covenants and bylaws (Mel Goodman):

Mel noted that our neighbor and attorney, Larry Winson, has prepared a Restatement of our Covenants and By-Laws. We are receiving legal advice and services 'gratis' from Larry.

The Board is reviewing the documents and are very close to finalizing a clear, concise, finished product bringing to fruition the work and ideas for amendments to the Covenants and By-laws that have been discussed and/or approved over the last ten years. As things currently stand, Crooked Creek is not in compliance with the NC Planned Development community requirements which were drafted after our neighborhood was established. There are many advantages to these adoptions. Right now the Board has no effective tool to enforce compliance with the covenants. We can send out notices, talk with neighbors, but we don't have the ability to implement fines, or ensure cooperation in any way. Once we get the amendments approved and submitted, we will have tools for enforcement. This, of course, will keep the standards for our community where we want them.

However, this is a work in progress. It will require a great deal of time and effort. After the Board reviews and approves the restatement documents for additions, a document will be sent to the Crooked Creek property owners to review and vote on **each** amendment. For example; neighbors want to see a minimum term on rentals in the neighborhood so that no AIRBNB type businesses will be allowed to exist in CC. The Board will complete the document after the votes are tallied and return to Larry Winson to finalize. No end date has been determined yet. Janet Hickey emphasized that **it is critical for everyone to participate as passing the changes to the Covenants requires a 67% vote of the property owners**. This process has been going on for a long time.

VI. Treasurer's Report (Janet Hickey):

--Of the 161 current property owners, 58% are new in the last ten years, 45% are new in the last five years, and 19% are new in the last three years. New folks are making for an exciting time in our neighborhood.

--She thanked the 43 neighbors that returned the survey sent out in February. She explained the difficulty and labor-intensive efforts of trying to reach all neighbors and how helpful getting this information is when planning community events. We'll be using email going forward -some neighbors are not full-time residents. Some may be gone for 2 to 6 months and email is the most efficient way to reach everyone. Fortunately, we only lack about 20 people whose emails we do not have.

--**Currently** 43 members, representing 36 properties have joined our Facebook Group: Crooked Creek POA Hendersonville, NC.

--The floor was opened to anyone with questions regarding the 2022 budget distributed at registration.

--**Unexpected expenses.** 1) Preventative maintenance for the dogwood trees along the dam 2) We fixed the floodlight at the entrance when we had the security camera put in. 3) Winter road maintenance was an unexpected expense. The bill didn't come in until after the end of the year. We are keeping \$500 in for this year's budget winter road maintenance. Of course, we won't know if this will be needed or not. This is for the entrance only. Mel explains that the golf course manager, Marc Goodman, will plow the entrance if it's required. He did this last year when the state was unable to get here in a timely manner. 4) and good news, we came in less than budgeted for the entrance sign.

--The Board has been talking about a social event for the neighborhood. There is money for that event that can be used between now and December. If we don't use it it will go into the lake fund. A question was asked about funds for a 2023 Easter Egg hunt. Janet explained that the 2023 budget will include that and will be ready for reviewing at the January annual meeting. Joan Carter emailed Connie Baer, neighbor and owner of Guidon Brewing off 7th Ave, asking if we could have the social at their establishment Connie replied in the affirmative. We will use the \$500 in the budget for this event that will be held the **first Friday in December**. Many hands were raised to express interest in attending this event. More info to come soon.

--The cost of the directory was more expensive last year due to the fact that the vendor we used went out of business and a new company was used. Carole and Janet are handling the hiring of the publisher of the 2023 directory which will be available at January's annual meeting.

--A budget anomaly was the offsite records storage for 2021. The CC bill was 'paid' monthly by an another client of the storage facility but they couldn't determine who had paid it, so it was left in limbo. By the end of the year it was determined that the bill hadn't actually been paid and it had not been budgeted for in the 2022 budget.

--The Director's liability insurance increased.

As it stands, at the end of 2022, we will be transferring approximately \$16,030.00 into the lake fund. The 2022 budget will be finalized and sent in an email blast the first week of January 2023.

Janet asks for suggestions for 2023 budget items.

The Current lake fund balance is \$154,572, Emergency Fund \$13,040. These figures were not included on the budget handout.

VII. Lake Committee Presentation:

Lake committee chair, Don Johnes, headed up this discussion by first giving a bit of background info and then reading a letter from an engineer that has been consulted over a myriad of issues concerning the lake. That edited letter can be found here: [Engineer's letter](#) Don went on to explain that the lake committee needs new members because there are only 2 original members and they are getting to an age where they need help. He further explained that there was a meeting earlier in the week with 3 new candidates, but we need more. Will Buoy will be meeting with the committee and bringing everyone up-to-date concerning lake repairs at the next meeting sometime this week. He went on to state that the situation has been static since 2019. Covid shut progress down and nothing has been discussed since then. Many people that worked on the account at the County have left their jobs. We aren't sure who is considering our lake issues anymore. At the end of the presentation, it was decided to propose an increase of \$100.00 in our annual dues all of which will go towards the lake. More details were given by both Don Johnes and Wike Graham. **Please consider becoming involved to help with this committee.** There is much too much information to include in these meeting minutes.

Finally, many neighbors expressed interest in having a boat (canoe) rack installed near Don's property and building larger floating docks for fishing to make accessing and using the lake easier for all neighbors. We are also looking at some great suggestions submitted by Richie Burlett to control access to our park and lake for the exclusive use of the community. These may include sunset time restraints on the use of the park/lake areas and identifying tags or stickers for the use of both. Some neighbors suggested installing trash bins and doggie poop bag dispensers in order to maintain a clean environment along both areas.

IV. Consideration of New Business.

George also raised questions about controlling speeding. We considered that DOT may take another look after information is presented as to the large number of cars that travel through on a daily basis. Many neighbors liked the idea of a flashing speed sign to warn motorists of excessive speeds. The idea of speed bumps/humps was also discussed again. The Board will consider all options for further discussion.

The following contacts at DOT will be posted on Facebook and our website if any others in the community would like to call and discuss speeding: Traffic engineer: Steven Buchanan-631-1150 or 631-1185; Asst. traffic engineer: Spencer McDonald-631-1152.

Upon motion made and duly seconded, the meeting was adjourned at 8:00 PM.

V. Agenda and Time of Next Meeting

The next meeting will be held in January 26, 2023 at 6:30 PM at

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Please come to the January 26th annual meeting. We need a quorum of 25% of eligible voters for general issues and 67% to amend the Covenants and By-Laws. Please give or request proxies of those unable to attend so that we may meet this quorum. Thank you! Hope to see everyone at the social at Guidon Brewing in December.