

LODESTONE POA, INC.
2017 Annual Meeting Minutes (draft)
August 6, 2017

After introductions of the group on the teleconference and those attending personally, the quorum was confirmed and the meeting was called to order by Dan Farrell, Board member. Those participating by teleconference included Jon Alexander (10 & 11 & proxy for 9), Nadine McIntosh (2 & 4), Robin Schoen (13), Bill Tootle (22), Karen Gibbs, Sharon Mulholland and Caroline German. Those attending in person included Marion and Emmanuel Key (34), Daniel & Rita Farrell (41), Brittany LaSota (36), DeeDee Turner (55), Jaci Pasley (56), Lourdes Alcalde (57) and Tony Magnelli. Additional proxies had been granted to Karen Myers from lots 3, 17, 23, 24, 27, 45, and Lodestone Cabin #1. A total of 24 lots were represented; the quorum is 33 1/3% of 62 lots, or a minimum of 21.

Minutes: The minutes had not been provided in advance, so a few minutes were used to review them. A motion was then made by DeeDee Turner, seconded by Lourdes Alcade and unanimously approved.

Financials

Karen Myers, association manager, then presented the financials by reviewing a chart showing the 2016 Budget, 2016 actual expenditures, 2017 budget and 2017 spending year-to-date.

For the year 2016, \$32,147.95 in dues was billed with expenses of \$30,009.00. At year-end, there was a checkbook balance of \$6,361.89, Accounts Receivable of \$1,721; and accounts payable of \$289.00.

Expenses for 2016 are itemized as follows:

Annual meeting --	\$207.50	
Bank fees	195.16	
Capital—entrances	2,915.00	
Master Assn dues—	\$4,793.52	
Insurance --	\$570.00	
Legal (liens)	98.80	
Postage (certified)	13.88	
Accting --	\$300.00	
Refuse	\$862.73	
Snow	\$9,385.00	
Utilities	\$1,195.47	
Telephone	\$ 906.94	(for gate)
Mowing	\$5,565.00	
Management	<u>\$3,000.00</u>	
		\$30,009.00

Year-to-date 2017 Owner billings – \$34,100

Expenses totaling \$16,938.06:

Master Assn dues—	\$1,342.00
Entrances	950.00
Insurance --	\$145
Accting --	\$325
Refuse	1.466.20
Snow	\$7,875.00
Utilities	\$546.68
Telephone	\$948.18 (for gate)
Mowing	<u>\$3,340.00</u>

Current checking account balance is \$21,734.03. The financials were accepted as presented.

Committee Reports:

Architectural Committee – DeeDee Turner gave a short update, saying that there had not been much recent activity. The last approval was for the addition of a garage to the Cruz residence and an amendment to the Cruz submission for the artificial shakes for gable siding.

She reminded everyone that our architectural guidelines call for all exterior construction to be complete within one year of groundbreaking.

No changes were made to the committee which include Caroline German, DeeDee Turner, Thierry Huisman, Curt Meyers, Fred LaSota and Lourdes Alcalde.

Modular homes/manufactured homes – Some members expressed concern about the appearance of manufactured homes in some Wisp Resort communities, Karen responded that two modular have been placed and finished in the communities of Biltmore and North Camp Ridge. She reported that there is nothing in the Architectural Guidelines to prevent approval of modular homes; however, they must conform to the approved roof pitch and other design features requested by the Architectural Committee. She also reported that she believed the modular components would not fit through the Lodestone entrance gates. Sharon Mulholland provided additional comments that agreed with Karen's statements, adding that our gates at Lodestone add to the real estate marketability and value.

Elections:

The second 3-yr term of Jon Alexander is now expired. Jon indicated that he has been happy to serve and would do so again, but would also be willing to step down to permit someone new on the Board. Emmanuel Key had expressed interest in becoming a Board member. He gave a short background on himself, relaying that he now had a completed home in Lodestone and was able to spend time on weekends as well as occasionally during the work week since he travels in his employment with medical device sales. He has served on other volunteer boards as well as on a bank board .

DeeDee Turner nominated Emmanuel; the nomination was seconded. Then the nominations were closed and Emmanuel Key was elected to a 3-year term as a member of the Lodestone Board of Directors. The Board members are as follows:

Dan Farrell 2018 expiration
DeeDee Turner – 2019 expiration
Emmanuel Key – 2020 expiration

Gates—Karen reminded everyone that the gates are now fully functional, with the exception of the gates off Shingle Camp not being able to use remote openers. Those people who want a remote opener for the gate from Sandy Shores Road should simply notify her or Sonya so they can arrange to get some programmed. Owners were reminded to notify Sonya Umbel, sonyadcmu@gmail.com, of the 4-digit code that they want to be assigned to them. In addition, each home owner should provide the phone number to which they want calls from the gate forwarded for entry. When getting that call, you need simply press “9” to open the gate from your home.

Karen then told of some incidents with gates in other communities whereby people were trying to get more than one car through each gate opening, with poor results. All seemed to be in favor of having a few inexpensive signs made to be placed at each gate instructing “one car at a time-- If gate arm is up when you approach, please wait 15 seconds before proceeding through the entrance.”

It was suggested that instructions for the use of the gate be distributed to all owners. Karen was also asked to distribute the Lodestone homeowners names and email addresses to the local rental companies so the rental companies can provide their 24-hour contact numbers for cases when renters might not be acting like good neighbors.

Master Association Update – A question from the floor was presented asking for an explanation about the Master Assn. Karen responded that nearly all of the communities

that were part of the Wisp Resort Master Plan had provisions in their Declarations that each association was subject to the Declaration of the Wisp Resort Master Association. The Master Assn originally was responsible for maintaining Overlook Pass and Wisp Mountain Road, but that obligation has now been transferred to Garrett County government. The Master Assn still owns about 200 acres of common open space and about an acre on Deep Creek Lake—near the end of Marsh Hill Road where the signs indicate the Lakeside Park.

She told everyone that all owners within the member communities have the right to use the restrooms and pavilion at the Lakeside Park, as well as the right to walk down to the waters' surface and to walk along the edge of the lake. Some members are working to expand that use to include the placement of Adirondack chairs and kayak racks. She hopes that more news on that subject will follow in the spring of 2018.

Dan Farrell informed the attendees that our association would be making the final contribution to the Master Assn that is then forwarded to the Garrett County Commissioners as compensation for accepting Overlook Pass and Wisp Mountain Road into the public road system. We will have approximately \$3,000 more each year to go toward reserves or another project, since we expect our Master Assn expense to decline in that amount.

Trash –The combination is 0265. Lodestone property owners share trash disposal with 3 other communities-- Lago Vista, Sandy Shores Heights and Biltmore. Karen made a count of the houses started in January, 2017 in each of those 4 communities to determine the pro-ration of the monthly bills. Lodestone had 18 houses and pays 43% of the monthly bill. Our refuse expense is already exceeding our annual budget. She reflected that she believes this increase is a result of the number of construction starts that now have finished and occupied homes – either by owners or renters.

She was asked to re-count either quarterly or semi-annually and she agreed to do so.

Recycling – Everyone was reminded that the county's recycling center most convenient to Wisp communities is located on Bumble Bee Road—beyond Garrett College and next to HART. They accept corrugated, newspaper, magazines, aluminum cans, #1 and #2 plastics, glass (sort by color), office paper and electronics. We hope all owners will use the recycling center and not fill our trash container with empty boxes that could be recycled. Karen will have a sign made and will draft a paragraph to be added to the Architectural Approval letter about recycling and proper disposal of containers and other items associated with construction and moving in a new home.

Landscaping at trash container on Shingle Camp Road -- A few members expressed concern at the appearance around the trash container and wondered when landscaping and paving would be put in place. Karen explained that she had heard from Rusty Simmons (NLP) that the entrance at the curbing would be paved within the next 2 weeks. She had asked about paving for the entire area but has not received a commitment for it.

Rusty also told her that he had engaged Greenscapes to design landscaping both on the road side and the golf course side of the trash container. Karen expects to receive a copy of the design within the week. When she receives it, she will send a copy to the Board and the Architectural committee.

Potential Pool at Kendall Camp – Jon Alexander reported that he had been contacted to determine potential interest of the Lodestone POA participating in a community year-round pool and recreational facility on area currently owned by the Kendall Camp POA. Karen reported that this project seems to have been tabled, with current plans being to simply remove some trees and stumps and to grade a level surface, suitable for volleyball or other yard games. Jon agreed to send a copy of the potential recreational facility plans to the Board and Karen for further discussion.

Frequency of Meetings – It was suggested that more than one meeting of the general membership take place so that people can stay in touch with what is happening. The consensus seemed to agree that the annual meeting is sufficient as a formal meeting; however, the Board may try to schedule quarterly teleconference meetings whereby members can participate. In addition, Dee Dee Turner will provide Karen with information to disseminate to owners about local Facebook accounts and other sources of Deep Creek Lake and Garrett County information.

Entrance lighting – Dee Dee suggested, with many others agreeing, that we should investigate the possibility of adding indirect lighting at each of the gate entrances so that owners and guests can more easily find their way. Karen agreed to start the process and then turn it over to the Board.

There being no further business, the meeting was adjourned at 11:58am.

Respectfully submitted,

Karen Myers
Association Manager