

Blackberry Mountain Association, Inc.
Annual Association Meeting
February 16, 2008

The meeting was held at Cartecay United Methodist Church and began at 9:00 a.m. with refreshments. The business meeting was called to order at 9:30 by President Jack Wheeler after a quorum was deemed present with 73 lots represented by proxy or in person. Handout to members included minutes from the 2007 annual meeting, 2007 financial statements from Bell, Rollins, Rugh and Logan, LLC, CPA for the Association, 2008 proposed budget and the Association newsletter which included a financial report, updates, and community information.

President Wheeler introduced Board members, Vice President David Galusha, Treasurer Bill Henning, Secretary Sara Lee, and Member at Large Dave Teffeteller, and special guests Charlie Paris and Mary Giannone, President and Secretary of the River's Edge Board of Directors, and Maren Cave, attorney for Blackberry Mountain Association. He also recognized those members new to the community within the past year.

Minutes from the 2007 annual meeting were reviewed and approved for recording as presented.

Herman Clark asked for an update regarding the proposed changes in the covenants presented at last year's meeting. Dave Teffeteller replied that the CCR's and the Feb. 2007 letter from Herman had been turned over to Attorney Bill Little for review. He went on to explain that because of other, more pressing issues there had not been any further work involving the covenants but emphasized that any changes were not intended to change the rights of property owners in any way but rather to change the wording from a developer's point of view to that of the property owners.

Dave Teffeteller asked members to please read the newsletter that was handed out as it includes information on current issues and a summary of the past year.

In the Treasurer's report Bill informed members the major expense during the past year was drilling a new well in the Settler Springs area. Unfortunately, the first well drilled was non-productive and a second well had to be drilled. The total cost was just over \$21,000. Despite that expense the year was finished with a surplus in the reserve of \$33,000. He explained the major item in the 2008 budget was the \$21,000 expenditure for ponds restoration and maintenance. There was discussion regarding the effects of the drought on the ponds, the plans for restoration, and ownership of the ponds.

Bill presented the proposed increase based on the Cost of Living Adjustment at 2.3%. If approved, this would increase assessments by \$6.25 per quarter. There was discussion on the amount currently in the Reserve Fund and reasons for maintaining an adequate amount in reserve, also concerns on the proposed increase in budget expenses for 2008.

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After discussion closed, President Wheeler asked members to mark ballots for or against the proposed budget and for or against the proposed COLA increase.

Vice President David Galusha announced the terms for Jack Wheeler, Bill Henning and Sara Lee would expire following this meeting but that all three had agreed to serve another term, if elected. He called for any nominations from the floor and after receiving none, asked members to mark their ballots accordingly.

Sara Lee introduced Association's legal counsel Maren Cave, who spoke to members regarding the current litigation with some of the Nash Pond residents, indicating that legal steps were being taken to bring facts before the court that could bring the suit to a successful conclusion. She briefly spoke on the issue of part-time rentals in the community stating that, as legal counsel for the Association, she follows the lead of the property owners whom she assumed wanted to continue to follow the covenants in order to protect the character of Blackberry Mountain. She invited anyone with questions regarding the rental policy to see her or a Board member after the meeting.

During open discussion the question was raised regarding omission of "Blackberry Mountain Association" from the legal description of some Warranty Deeds. Sara Lee responded that the legal description of property at the beginning of the Warranty Deed and recorded in a plat book at the Gilmer County Courthouse in October 1981, recorded with the State, is the legal wording that places the owner's property in Blackberry Mountain. This description has never been altered and is found on all Blackberry Mountain Warranty Deeds.

Ballots were collected and counted by Association Secretary Becki Bray and Security guard Paul Chernak. The proposed 2008 Budget was approved by 67 / 6 vote. The proposed COLA was approved by 64 / 9. Jack Wheeler, Bill Henning, and Sara Lee were all re-elected to the Board of Directors.

The President then called for a motion to adjourn at 10:40 and thanked everyone for a great meeting.

Respectfully Submitted,

Becki B. Bray,
Recording Secretary