

Blackberry Mountain Association, Inc.
Annual Association Meeting
February 17, 2007

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. Handout to members included 2006 Financial Statements, 2007 Proposed Budget and the Association Newsletter which included a financial report, committee reports, and community information.

President Wheeler introduced Board members, Vice President David Galusha, Treasurer Bill Henning, Secretary Sara Lee, and Member at Large Dave Teffeteller, Office Manager Becki Bray, and President of the River's Edge Board of Directors Charlie Paris.

The President read the minutes from the 2006 Annual meeting. Minutes were approved for recording as presented.

David Galusha gave a quick review of the events of 2006. He stated the Board's appreciation to Office Manager Becki Bray, volunteer office help Kathi Floyd, the guards Todd Gilespe, Benny Rogers, and Paul Chernak, and to the property owners for their help and support.

Dave Teffeteller asked members to please read the newsletter that was handed out as it includes information from the Treasurer, Design Committee and Office Manager. He recognized the members of the Design Committee: Norman Essner, Maxine Morris, Jane McNulty, and Babrara Dunson and members of the Bylaws Committee: Norman Essner, Rich Baker, Sara Lee and Maxine Morris. Dave gave an overview of the job of each committee and asked that anyone interested in serving please let them know.

Dave informed members that because of the extra expense of paving two roads and the new well and filter, installation of the new street signs was delayed.

He announced the plans for a county wide Earth Day Clean-up and encouraged members to participate in cleaning up the roads in our area.

Sara Lee reported on the success of the 2006 Annual Picnic and urged members to set aside the first Saturday in October for this year's picnic. This serves as an ideal time to meet your Blackberry neighbors and have a good time.

In the Treasurer's report Bill explained that the operating funds as well as maintenance assessments in 2006 had been spent to complete the second phase of the bridge, drill a new well, repave Pheasant Run Lane and Spring Lakes Lane and install a new gate system for the rear gate. Only one road had been included in last year's budget but the price to have both roads done at the same time proved to be more cost efficient than waiting a year to do the second one. He stated the association experienced a cash loss of

**Blackberry Mountain Association
Annual Meeting
February 17, 2007**

approximately \$3700 over the year. No major expenditures are planned for 2007 and plans are to replenish the reserve fund by at least \$25,000. Reserves are currently at \$128,000. He stated the necessity for building the reserve as there are frequently unexpected expenses caused by weather related emergencies or in the case of a well going down.

Motion was made to approve the proposed budget for 2007. Budget was unanimously approved.

The Board presented a proposal for a cost of living increase of \$10.00 to be added to the assessments for 2007. Jack announced the Board feels it is good sense to keep up with the increase in operating expenses by adopting the Cost of Living Adjustment established by the Social Security Administration. Bill stated the goal is to have an amount equal to one year's operating expenses in the Reserve Fund. He stated that once the Reserve Fund is at an adequate amount the assessments can remain at the same amount.

After discussion the motion to increase assessments by ten dollars (10.00) was withdrawn and a motion was made and approved by majority vote to adopt the proposed 3.3% COLA increase for the 2007 calendar year which will increase assessments by approximately \$8.67 per quarter.

President Wheeler recognized members new to the association during 2006 and welcomed them to the community.

Sara Lee announced the terms for Board members David Galusha and Dave Teffeteller expired this year but stated that both have agreed to stay on if reelected. She expressed appreciation for the long hours and hard work both have given for the community.

President Wheeler called for any nominations from the floor and after receiving none, the current Board members were unanimously reelected.

Items brought up during open discussion included concerns regarding silt runoff in the common ponds; Dave encouraged owners of property adjoining the ponds to keep plants and bushes along the banks to prevent erosion and silt. He further explained that the association has a five pond system, four of the ponds are natural spring fed; the Nash Pond is not spring fed and exists on overflow from the pond located above it and rainfall. There is a buffer area of 10 – 20 feet around the ponds and the Design Committee rules do not allow removing any vegetation from this area. Some runoff is natural and the ponds will need to be dredged in the near future.

Questions were raised regarding the proposed changes in the Covenants, Conditions and Restrictions. The vote has been postponed until the 2008 annual meeting. Dave

Blackberry Mountain Association, Inc.
Annual Meeting
February 17, 2007

explained that the changes are administrative in nature. Once the revised CCR's are approved by the attorney, copies will be mailed to all members at least sixty (60) days prior to the annual meeting. Dave reminded members that the committee members were also property owners and it was never their intention to diminish the rights of owners. He stated that the committee would welcome any suggestions or comments to be sent in writing.

Robert Reid expressed his appreciation for the excellent job the present Board is doing for the community, which was received by a round of applause.

President Wheeler introduced member Don Ellis who is serving on the Gilmer County Board of Assessors. Don has asked the new Chief Tax Appraiser, Dawn Pruitt to speak to the membership about the new county property appraisals following the business portion of the meeting. The President then called for a motion to adjourn and thanked everyone for a great meeting.

Meeting was adjourned at 10:40 a.m.

Respectfully Submitted,
Becki B. Bray
Becki B. Bray,
Recording Secretary