

Monthly Business Meeting September 19, 2026 9:00 a.m. – 10:15 a.m.

Board Members Present: Cathy Grimes, Michelle Burgess, Bill Piles, Sam Verzwylvelt, Gayle Furrow

Community Members Present: 17

Call to order: Vice President Cathy Grimes, Invocation: Becky Yaeckel, Pledge of Allegiance: All

August meeting minutes were read by Secretary. Conservation & Ecology Director moved to approve the minutes with one correction and was seconded by Legal Director. Motion carried unanimously.

Directors' & Committees' Reports

Vice President/acting President: Cathy Grimes:

- Announced resignation of Treasurer. Thanked her for her service and assured community members that financial affairs remain in order and are proceeding as usual.
 - A community member requested that the Treasurer's resignation memorandum be read aloud. Discussion ensued and it was noted by the majority of attendees that since the memorandum had previously been shared in both Facebook groups by a non-property owner and therefore had been seen by nearly everyone present, reading it aloud at the meeting was unnecessary. Vice President tabled the discussion until new business.
 - Hiring process for bookkeeper will proceed now that scheduling issues have been cleared up.
 - Announced that 2 community members have submitted letters of interest to serve on the Board, Beth Larsen-Cutler & Craig Barney. Both spoke and introduced themselves to the community.
- Conservation & Ecology Director motioned to accept appointment of Beth Larsen-Cutler and Craig Barney to fill 2 of the open Board seats. Legal Director seconded the motion. Motion carried unanimously.**
- Vice President noted remaining open Board positions and solicited volunteers.
 - Previously mentioned unpaved areas and sinkholes have been repaired.
 - Announced that Trunk or Treat is being planned for Halloween evening and invited all to attend.

Treasurer: vacant. Report given by Vice President Cathy Grimes

- See attached financial reports
- Late AMAs are still being received, however frequency has slowed.
- Previously mentioned money transfer and opening of new CD has been completed.
- Account access on Truist accounts has been updated to reflect current Board situation.

Secretary: Michelle Burgess

- Noted that there were 4 property transfers last month.
- Office hours still Fridays 4-6 pm and business has slowed with passing of AMA season.
- Newsletter is planned to go out in next few weeks with updated Board information.
- Noted that project of updating properties in Quickbooks previously mentioned by Treasurer was completed by her before her resignation.

Public Works/acting Building Control: Bill Piles

- 4 building permits were issued last month. Notes that one property owner has commenced erecting a modular home without submitting required follow-up county permits. Will address that in upcoming week.
- Pier Railings: After preliminary work on the pier railing project, it has been determined that the best use of the wood that we currently have will be to use that for repairing the jetties. Money will be put in upcoming budget to purchase more workable wood and supplies for the pier railings and complete that project next season. We will need bids for the bulkhead and other jetty.
- Slag has been laid on Zuni, Klamath, Iowa, Cayuga, Yakima, and has started Mohegan. Cheyenne is next. Will continue as weather allows.
- Green Goblin has completed final mowing for this season. Noted that there is enough money left in Public Works budget for parts and supplies to refurbish our existing leaf vacuum machine and plans to work on that.
- A new community member asks what the process is to have a road paved as they would like to have the road their road paved. Discussion ensued.
- A community member suggested that roadsides need to be mowed more often. Discussion ensued, with it being noted that the current Green Goblin contract is for one mowing per month, and Public works also mowing as needed. Vice President asked the community member to help with reevaluation of mowing contract when budget preparation for next year arises.

Conservation & Ecology Director: Sam Verzwylvelt

- September Yard of the month is Billie Newby at 1100 Mohave Trl. Thanks to Kitty Jarrell and members of the Neighborhood Watch Committee for their assistance. This was the last YoM for this season.
- Our roadside cleanup will be held in conjunction with the NC statewide Litter Sweep at the park gate immediately after the meeting.
- A community member asked if we can get Deer Crossing signs erected in the neighborhood. Conservation & Ecology Director agreed to look in to that.

Legal Director: Gayle Furrow

- Along with Vice President, met with Attorney Will Crowe on August 28, 2026 to discuss numerous items, mainly focusing on verifying RC enforcement and collection procedures.
- Has composed and sent the 2nd round of 74 AMA collection letters. The 3rd letter must be sent Certified Mail and will go out on the schedule specified in the RCs. After that is sent, and the proper procedures are followed, we will have the option of requesting liens/judgments through the court system. Thus far we have collected about \$2800 from those letters.
- Vice President composed and sent 10 RC infraction letters, and there has been noticeable improvement on several of those properties. Will continue to monitor and send letters as necessary.
- It was confirmed with our attorney that the community can organize the previously mentioned group to assist neighbors in need with yard work, but it can NOT be associated with the Board of the Association. This will have to be independently organized and pursued by community members.
- Enforcement letters will be sent to owners of homes that can be demonstrated to be rentals soon. In the past, the issue has been “proving” that the homes are being rented to people that are not family. To date, each owner that has been approached has stated that the people living on the property are family and it is very difficult for us to prove otherwise. There is no rule that extended family cannot live in a property owners home.

Neighborhood Watch: Kitty Jarrell

- Reported 190 hours from August 6, 2026 – September 16, 2026
- Numerous items were reported, including one dog attack that resulted in physical harm to the attacked dog's owner, but the owner was not actually bitten. It was reported to Animal Control who determined that the dog in question is dog aggressive, however, did not formally deem the animal "aggressive" as there has not been a pattern of problems. Animal Control ensured that the dog received its required vaccinations. Kitty requested that people please report such issues to proper authorities in order to create a "paper trail" in case of future need.
- Reminded community members that blowing lawn clippings on to roadways is unsafe.

Website: Jacqueline Hugee

- 249 total website sessions, 174 unique sessions for the period of 8/19/2026 - 9/19/2026.

Old Business

- A community member expressed concern about number of trees/vines overhanging roads and asked how to get them trimmed. Discussion ensued.

New Business/Items of Interest

- Discussion continued regarding Treasurer's resignation and published resignation memorandum. It was agreed that, as a personnel issue, publishing of the memorandum along with the Secretary's prepared statement correcting a few factual misstatements contained therein by the Board would not be appropriate. (*The resignation memorandum remains part of the Association's records and may be accessed in accordance with the procedures established in the By-Laws.) The Vice President also noted that the memorandum's statements included no accusations of malfeasance, and asked that everyone please give grace, and have realistic expectations of the Board and its volunteers as we all try to move forward in a spirit of cooperation.

- A community member volunteered to prepare and distribute a "Welcome Packet" to our new owners, which was agreed to by the Board.

- One Associate Member application was received last month. The Board approved.

10:15 am - Benediction and Closing: Cathy Grimes

Arrowhead Property Owners Association

Profit & Loss

August 2026

	Aug 26
Ordinary Income/Expense	
Income	
Clubhouse Rentals	
Deposit	150.00
Member Clubhouse Rentals	300.00
Non Member - Clubhouse Rentals	600.00
	<u>1,050.00</u>
Total Clubhouse Rentals	1,050.00
Late Fees	9.00
	<u>1,059.00</u>
Total Income	1,059.00
Gross Profit	1,059.00
Expense	
Administrative Expense	
Bank Service Charges	161.60
Internet and Phone Service	269.90
Legal Expenses - Attorney	1,500.00
	<u>162.85</u>
Postage	162.85
	<u>2,094.35</u>
Total Administrative Expense	2,094.35
Events & Programs	
Clubhouse Janitorial	200.00
Gatehouse - Janitorial Service	240.00
	<u>440.00</u>
Total Events & Programs	440.00
Professional Service	258.50
Public Works Expense	
Equipment	-50.00
	<u>65.00</u>
Fuel & Propane	65.00
Ground Maintenance	2,050.00
Maintenance Supplies	161.31
Pest Control	200.00
Road Maintenance	1,702.12
Utilities	522.01
Waste Management	246.76
	<u>4,897.20</u>
Total Public Works Expense	4,897.20
Total Expense	7,690.05
Net Ordinary Income	-6,631.05
Other Income/Expense	
Other Income	
Interest	195.15
	<u>195.15</u>
Total Other Income	195.15
Net Other Income	195.15
Net Income	<u><u>-6,435.90</u></u>

Accounts

Trust ...

9-18-26



CASH & SAVINGS

\$209,008.71

CD 7581

\$25,471.67

Checking 1685

\$39,379.74

CD 5886

\$25,000.00

Checking 7720

\$119,157.30

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CARDS & LOANS

Visa Card 4954

\$0.00

Visa Card 7487

\$0.00

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