

MINUTES OF THE SEPTEMBER 20, 2018
BIG CANOE POA BOARD OF DIRECTORS

Phil Anderson, President, brought the meeting to order with a quorum being present in open session in the Mountains Grille Room in The Clubhouse of Lake Sconti at 5:00 p.m.

Board Members present were Phil Anderson, President, Steve Wilson, Vice President, Dudley DeVore, Secretary, Jay Goldman, Treasurer, Jim Farinholt and Wayne Crawford. Mike Rhodes, Developer Director, was absent from the meeting. Staff present: Jill Philmon, General Manager, Jason Brownell, Director of Operations, Jayne Hagan, Director of Finance and Debbie Pickett, Director of Administrative Services and Recording Secretary. There were 48 Property Owners in attendance.

Mr. Anderson welcomed Property Owners to the meeting. Mr. Anderson asked as a courtesy to everyone present to please silence or turn off cell phones and requested that those in attendance to hold questions and comments until after the Board meeting adjourns, as this is a business meeting.

Before starting the agenda, Mr. Anderson welcomed back Boy Scout Will Dodson and his Scoutmaster Jeff Dodson, from Boy Scout Troop 20. Mr. Anderson remarked that they were at the Work Session last Thursday at which time he shared that Will is currently working on two Merit Badges - Citizenship in the Community and also Communications. Will is a Star Scout which is just two ranks before Eagle. Mr. Anderson stated we appreciate Will and Scoutmaster Dodson attending this board meeting and asked those in attendance to join him in recognizing these two very special members of our audience.

Steve Wilson was recognized and read the following statement:

“Let me begin by thanking all of the Property Owners who have offered words of encouragement and support over the past two days. Dana and I greatly appreciate your thoughtful concern and your genuine friendship.

After considerable thought I have reconsidered my intent to resign from the POA Board of Directors with the following caveats:

I am adamantly opposed and totally disagree with the circumstances leading up to, and the way in which Dana’s employment came to an end of September 19th. However, I intend to treat Dana’s separation as a separate personnel matter that warrants no further public discussion by me or any other member of the POA Board.

Because of the favorable comments and strong support I’ve received from so many Property Owners, I now recognize that I have an obligation to continue to serve on the POA Board for the balance of this year with hope for your continued support such that I will be reelected for another three year term. There are many other vitally important issues that warrant my continued attention while serving on the board to include, but not limited to, marketing, interns, master plans, funding for future capital projects, land use and conservation.

To summarize, let me be clear:

- I have decided not to resign from the POA Board.
- I am still a candidate for re-election for another three year term.
- I am adamantly opposed to the way in which Dana's employment with Big Canoe ended.
- I will treat the cessation of her employment as a separate, personnel matter that warrants no further public discussion by me or any other POA Board member.
- I am committed to doing the important POA Board work that remains to be done this year and into the future.
- I ask for your continued support to allow me to serve Property Owners for the balance of this year and for another three year term on the POA Board of Directors”.

Phil Anderson read the following statement:

“I would like to add that I strongly believe this board is overwhelmingly in support of Steve's commitment to remain on the board and to his willingness to serve the community for another three years”.

ADMINISTRATIVE REPORT

Jill Philmon, General Manager, provided the Administrative Report, which is attached to the Minutes and posted on the Website (www.bigcanoepoa.org).

- Mrs. Philmon stated Trenea Parish with AECD is nearing completion of the property wide tree inspection maintenance check of all property throughout Big Canoe per the C.2 Tree Regulations. Mrs. Philmon stated that the POA will be responsible for 103 areas that require additional cleanup and 311 letters will go out to private lot owners.
- Road paving for the 2018 paving program has begun.
- Jason Brownell's crew has been working on installing reflectors on all bridges throughout the property.
- The temporary building for the firetruck behind the Village Station is scheduled to be removed. A North Carolina company is tasked with moving this facility and due to the recent hurricane, their schedule has backed up. The dumpster in that area has now been removed.

FINANCIALS

Jayne Hagan provided the Financial Report. The report is attached to the Minutes, and posted on the Website (www.bigcanoepoa.org).

Ralph Ripley, Finance Committee Chair, provided a report from the Finance Committee, which is posted on the Website (www.bigcanoepoa.org).

PROPERTY OWNER PRESENTATIONS

There were no Property Owner presentations.

BUSINESS

The Board discussed the Wellness Center and Spa Concept Designs. Mr. Anderson stated that the design concepts presentations were reviewed for both the Wellness Center and the Spa at the

Work Session. Since those presentations, the board and staff have heard from several property owners suggesting changes to those design concepts. Mr. Anderson invited further discussion by the board prior to a motion being made on the suggestions that have been received with the notion that both topics be tabled to permit two Property Owner forums for further review and input before the October 11 Work Session.

Action 09.20.18-01: A motion to table discussion regarding the Wellness Center and Spa Concept Designs was made unanimously passed 6-0.

Mr. Anderson stated at the Work Session last week the board reviewed results from the Property Owner survey that was conducted speed limits, stop signs and enforcement. The Board also received staff recommendations to adopt a 28 mph speed limit throughout the community and to add two enforcement public safety personnel. The Board reviewed the current rules for vehicle safety and control. The Board reviewed the 2015 board results when this subject was last discussed and each board member expressed their views on what if any changes or additional enforcement measures should be adopted. Mr. Anderson invited further board discussion with the notion that the advice of a professional traffic consultant might be warranted. Following discussion, Mr. Anderson asked for a motion to table further consideration of any changes to speed limits and enforcement measures pending the advice of a professional traffic consultant.

Action 09.20.18-02: A motion to table further discussion regarding speed limits, stop signs and enforcement was made unanimously passed 6-0.

Action 09.20.18-03: Mr. Anderson recognized the Consent Action by Consent of the Board for Incorporation in the minutes: On August 29 by unanimous vote, the Board reviewed and accepted the proposal from the Chambers Company to develop a community master plan.

It was announced that the Board meeting is being taped on a trial basis at this time.

Action 09.20.18-04: A motion was made to adjourn the meeting. The motion passed unanimously 6-0 and the meeting adjourned at 5:25 p.m.

Approved by the Board of Directors:

President

Secretary

Phil Anderson

Dudley DeVore

Date

Documents supporting this Board Meeting are available for viewing on www.bigcanoepoa.org and in the official minute's book in the POA Administrative Office:

September Agenda

August Financial Statements and Supporting Schedules

September Administrative Report