

Minutes of the Continental Divide Estates POA Annual Meeting August 2, 2025

The Annual Meeting of the Continental Divide Estates Property Owners Association was held at the home of Bill Mosher and Suzette Foster at 735 SVR on August 2, 2025.

Cele Burt handled the ZOOM technology.

President Bill Mosher called the meeting to order at 2:05 pm.

The Secretary's review indicated a quorum of members was present :

Members present (representing 21 lots): Lot 4-Cardenosa, Lot 7-Cornett/Harris, Lots 10,11-McAden, Lot 13-Burt, Lots 2,14-Ratlidge, Lot 18-Renn, Lot 19-Abrams, Lots 25,26-Blanks, Lots 32, 33-McGuire, Lots 27, 36-George/Holderfield, Lots 28, 29, 35-Bacon, Lot 30-Miller, Lot 34-Thomas, Lot 37-Mosher/Foster

ZOOM: Members viewing (4 lots): Lots 5, 12-Hart, Lots 20, 21 Guzzetta,

Members by Proxy (5 lots): Lot 9-Wolf, Lot 16-Felker, Lot 17-Henson, Lot 24-Nellans/DuToit, Lot 31-Kelley

The President presented the agenda and it was unanimously approved (Mike McAden so motioned; Dale Cornett seconded).

The minutes of the August 3, 2024 annual meeting were approved unanimously by the membership. (Ira Abrams so motioned; Bill Bacon seconded).

Treasurer Jacki Ratledge presented the treasurer's report. The beginning balance of the Operating Account was \$50,186.07 on July 13, 2024. Deposits were \$39,895.13 and expenses were \$73,315.32 (consisting of \$23,315.32 of operation expenses and a \$50,000 transfer to establish a Capital Reserve Account). As of July 23, 2025 the ending balance of the Operating Account was \$16,765.88 and the Capital Reserve Account had a balance of \$50,092.55. Dues for FY2026 are \$1,000 per lot and must be sent to CDE POA, PO Box 1495, Boone, NC 28607 by September 30, 2025. There were no questions from the membership.

Standing Committee Reports:

- **Infrastructure:** Marc McGuire, Chair
 - Culverts are frequently monitored and all seem to be in functioning order.
 - Due to weather, Lester Ward is behind schedule in getting to CDE to seal the road cracks, but the work is still scheduled.
 - Wells are in generally good shape after recent maintenance, which included wiring replacement and pump replacement on Well #4.

- Recent annual well testing yielded positive results for coliform in all wells except Well #5; two wells also tested positive for E. Coli. The wells were then disinfected by Yadkin Well and will be re-tested. Well #5 is the only well with no reservoir.
 - During the disinfection process, a leaking pressure tank was discovered serving Well #1. Repairs and replacements of the three associated pressure tanks were completed. Those tanks were flagged in recent infrastructure tracking documents as nearing end-of-life, at 17 years in service. The newly installed tanks are lined; which should last longer vs. the original non-lined tanks.
 - Two non-functioning lot-line cutoff valves at a couple lots were also replaced in the last year; two additional lot-line cutoffs have root damage and may be replaced before winter.
 - Wells #4 and #5 will have heat tape installed soon to alleviate potential freezing during the cold winter months.
- **ARC:** Joe Honeycutt, Chair
 Bill Mosher made the following report in Joe Honeycutt's absence. Only 2 submissions were made:
 - The Bacons submitted a request for exterior repairs and work, which was approved.
 - Nina Guzzetta submitted a request to install solar panels, which was approved, as they were proposed for the rear of the house and not visible to the community.
- **Nominating:** Gilda Cardenosa, Chair
 - Allison Blanks reported that the committee (Gilda Cardenosa, Lynn Bacon, Allison Blanks) sent requests to all members asking about their interest in any board position. Numerous phone calls and email exchanges were conducted to develop a list of members willing to serve as officers and directors. The list was provided to the BOD and then was included in the Annual Meeting notification documents that were sent to all members. The list of nominations was read aloud at the meeting.
- **Special Committee on State View Road:** Bill Bacon, Chair
 - The committee discussed the status of State View Road, which remains a private road, despite the section from Sampson Road to the CDE loop being approved by NCDOT in 1989 as being built to state standards.
 - The committee has developed a summary / survey to share with CDE membership, to describe the process, and further understand whether CDE has unanimous interest in pursuing the state acceptance process.
 - Allison Blanks provided a brief overview of the process of getting the road "accepted" into the state maintenance system, a process which requires an application, unanimous consent of all adjacent property owners (including BRMC, Parkway Peak, Maple Ridge, and CDE), and involves a field inspection from NCDOT to determine conformance with state road standards.

- Partially through the year, the CDE Board voted to table the committee's efforts due to the ongoing sale of BRMC. BRMC is currently undergoing an operational review, and their general manager, Nick Presnell, indicated that State View Road and other roads are being evaluated as part of this process. The group has been unable to secure a meeting with the Blue Ridge Mountain Club to discuss these matters directly. Once the transaction closed, the committee was re-tasked by the Board to continue some efforts.
 - Bill Bacon shared about his recent visit to the Blue Ridge Mountain Club, where he observed significant recovery efforts post-Hurricane Helene. He emphasized the importance of maintaining a good partnership with the club, suggesting that working collaboratively would benefit both parties in the long run, despite the challenges with road maintenance. Bill Bacon also discussed the historical agreement regarding road ownership and maintenance, which remains legally binding regardless of changes in ownership.
 - Concerns were raised about the potential implications of CDE taking on road maintenance responsibilities in the road segment not within CDE's responsibility, and the need for official meetings with BRMC to discuss the condition of the road.
 - The discussion concluded with Bill Bacon expressing optimism about working with Blue Ridge Mountain Club to maintain the road, noting the continued upkeep of their internal roads.
 - Questions were asked regarding the nature of the road maintenance agreement and BRMC's obligations
 - Ron Hart requested the plat book and page number showing CDE's rights to State View Road, and documentation of the road maintenance agreement.
 - Bill Mosher will schedule a meeting with BRMC in the coming months to discuss road maintenance and meet the new owners
- **Election:**

A paper ballot was prepared for each office. The elected BOD is:

President – Bill Mosher
Vice President – Ronna Harris
Secretary – Allison Blanks
Treasurer – Jacki Ratledge
Board Members at Large: Bill Bacon, Mike McAden, Marc McGuire

Congratulations to all elected members!
 - **Old Business:**
 - Bill Mosher reported that CDE currently has 3 homes utilizing 6+ month rental contracts.
 - **New Business:**
 - Bill Mosher presented a Proposed Budget for FY2026 which includes Income of \$39,150 and Expenses of \$17,795). An additional \$25,000 was proposed to be transferred to the Capital Reserve Account once the upcoming cycle of dues are received. A motion was made by Ira Abrams with Mike McAden providing the

second to *'approve the budget as presented'*. A voice vote was taken and the motion was unanimously approved. A copy of the ratified FY2026 budget is attached to these minutes.

- 2026 Nomination Committee:

The following volunteered for the 2026 Nomination Committee: Ronna Harris, Travis Burt, Julia Holderfield. The community decided the committee would continue in its role to send notice to all members to determine who would be interested in serving and include all names on the slate by specific position.

- Dale Cornett / Ronna Harris volunteered to host the 2026 Annual Meeting on August 1 at 2:00pm

With there being no further business, the meeting was adjourned at 3:52 pm.

Respectfully submitted,

Allison Blanks, CDE POA Secretary

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Attachments: CDE FY2026 Ratified Budget (2 pgs)