Minutes of the Continental Divide Estates POA Annual Meeting
August 1, 2026

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 1, 2026.

Allison Blanks and Bill Mosher handled the ZOOM technology.

President Bill Mosher called the meeting to order at 2:06 pm.

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

> Members present (representing 16 lots): Lots 2 and 14 Ratledge; Lot 7 Harris/Cornett; Lot 19 Abrams; Lots 25 and 26 Blanks; Lots 27 and 36 Holderfield/Staudt; Lots 28, 29, and 35 Bacon; Lot 30 Crump; Lots 32 and 33 McGuire; Lot 34 Thomas; Lot 37 Mosher/ Foster
>
> ZOOM: Members viewing (4 lots): Lot 5 Hart; Lots 20 and 21 Guzzetta; Lot 9 Wolf
>
> Members by Proxy (9 lots): Lot 1 Cantrell; Lot 4 Cardenosa, Lots 10 and 11 McAden; Lot 13 Burt; Lot 16 Felker; Lot 17 Henson; Lot 24 Nellans/DuToit; Lot 31 Kelley

The President presented the agenda and it was unanimously approved (Ira Abrams so motioned; Debbie Thomas seconded).

The minutes of the August 2, 2025 annual meeting were approved unanimously by the membership. (Jon Crump so motioned; Ira Abrams seconded).

Treasurer Jacki Ratledge presented the treasurer's report. As of July 23, 2026, the ending balance of the Operating Account was $12,042.92 and the Capital Reserve Account had a balance of $76,772. She noted that there was a late fee paid to the IRS of $175.24 due to a check being stolen from the mail. Dues for FY2027 are $1,000 per lot and must be sent to CDE POA, PO Box 1495, Boone, NC 28607 by September 30, 2026.

Standing Committee Reports:

Infrastructure Committee: Marc McGuire, Chair

> Marc McGuire gave an update on community systems. Recent wells tested positive for coliform and were treated. Two pressure tanks on Well 5 are recommended to be replaced this year, as well as two cutoffs (for Lots 34 and 35). Pavement overlays for the SVR loop and Spur Road are projected to occur around 2040, at an estimated cost of

about $300,000, depending on inflation and construction cost escalation. Our current rate of annual contributions to our Capital Reserve account puts us on a path to having adequate funds to cover these repair costs. Thanks were given to the infrastructure committee for their diligence in handling any issues that arise in a timely manner.

ARC Committee: Joe Honeycutt, Chair

Bill Mosher made the following report in Joe Honeycutt's absence: Eight submissions were reviewed over the year, including requests for fencing, re-roofing, house color changes, solar, repairs, and new build concept. Bill noted that the ARC's authority is limited to making a determination regarding compliance with our covenants, and property owners have the option to appeal to the Board, and eventually the larger community if they disagree with ARC or the Boards findings.

Nominating Committee: Travis Burt, Chair

Julia Holderfield reported that the committee (Travis Burt, Ronna Harris, and Julia Holderfield) 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.

Election:

A paper ballot was prepared for the slate of offices. There were no nominations from the floor for any position. The elected BOD is:
President – Bill Mosher
Vice President – Nina Guzzetta
Secretary – Allison Blanks
Treasurer – Jon Crump
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 FY2027 which includes Income of $39,040 and Expenses of $17,860). $25,000 was proposed to be transferred to the Capital Reserve Account once the upcoming cycle of dues are received. Feedback was received to break out the “professional fees” category further, noting the subtypes of professional fees. A motion was made by Jim Ratledge with Jon Crump providing the second to ‘approve the budget as modified’. A voice vote was taken and the motion was unanimously approved. Thanks was expressed to Jacki Ratledge for her prior service as Treasurer. A copy of the ratified FY2027 budget is attached to these minutes. Members were reminded of the address to send dues of $1,000 per lot to: CDE POA P.O. Box 1495 Boone, NC 28607. Dues are requested by September 1st, but must be received by September 30.

Bill Mosher presented a summary of the proposed change to the bylaws reducing the board size from 7 to 5, to be sized more appropriately to the number of lots in CDE, to ease the challenge to the Nominating Committee of recruiting 7 members every year, and to reduce burnout on those who volunteer. He stated there was no need to involve an attorney but that it was recommended that the change be recorded. A paper ballot was distributed, and the measure was approved by 24 lots, but failed by 1 vote to reach the threshold of 25 lots required in our bylaws for 2/3rds majority.

2027 Nomination Committee:

The following volunteered for the 2027 Nomination Committee: Ira Abrams, Jacki Ratledge, and Dave Staudt. Jim Ratledge thanked those who served.

Julia Holderfield volunteered to host the 2027 Annual Meeting at 725 State View Road on August 7 at 2:00 PM.

With there being no further business, the meeting was adjourned at 3:08 pm.

Respectfully submitted,

Allison Blanks, CDE POA Secretary
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Attachments: CDE FY 2027 Ratified Budget (2 pgs)

Ratified 08.01.2026

		Operating Budget Items	2027 Proposed Budget	2026 Actual YTD*	2026 Ratified Budget
Income					
1	Annual Assessment (37 lots @ $1,000 ea.)		$ 37,000.00	$ 37,000.00	$ 37,000.00
2	Special Assessments		$ -	$ -	$ -
3	Interest		$ 140.00	$ 145.26	$ 250.00
4	BRMC Sign License		$ 1,900.00	$ 1,900.00	$ 1,900.00
5	Miscellaneous		$ -	$ -	$ -
		Total Income	$ 39,040.00	$ 39,045.26	$ 39,150.00
Expenses					
1	Wells - Power, Maintenance, & Repairs				
	a)	BRE electricity	$ 3,500.00	$ 3,253.17	$ 3,500.00
	b)	General maintenance & repairs (includes scheduled replacement of 2 pressure tanks on Well 5, and cut-off valves for lots 34 & 35	$ 7,000.00	$ 7,016.65	$ 5,000.00
	c)	Well Water Testing	$ 100.00	$ 200.00	$ 120.00
		Subtotal for Wells	$ 10,600.00	$ 10,469.82	$ 8,620.00
2	Snow/ice Removal on Roads		$ 2,500.00	$ 2,125.00	$ 3,500.00
3	Insurance for POA		$ 1,200.00	$ 1,130.00	$ 1,075.00
4	Meetings		$ -	$ -	$ -
5	Supplies		$ 50.00	$ 24.72	$ 50.00
6	Watauga County Taxes & Fees		$ 35.00	$ 30.54	$ 35.00
7	IRS (taxes - $1,622 + late fee - $175.24)		$ 1,000.00	$ 1,797.24	$ 500.00
8	Road Repairs & Maintenance		$ 1,000.00	$ 2,500.00	$ 2,500.00
9	Professional Fees				
	a)	Attorney (Legal Support)	$ 700.00	$ 255.00	$ 1,000.00
	b)	Accountant (Tax Support)	$ 300.00		
		Subtotal for Professional Fees	$ 1,000.00	$ 255.00	$ 1,000.00
10	Miscellaneous				
	a)	PO Box, mailing, & shipping	$ 250.00	$ 216.00	$ 250.00
	b)	Memorial contributions	$ 50.00	$ 50.00	$ 100.00
	c)	Zoom annual subscription	$ 175.00	$ 169.90	$ 165.00
		Subtotal Miscellaneous Expenses	$ 475.00	$ 435.90	$ 515.00
		Total Operating Expenses	$ 17,860.00	$ 18,768.22	$ 17,795.00
			*	(Thru 07.23.2026)	

Capital Reserve Budget Items			2027 Proposed Budget	2026 Actual YTD	2026 Ratified Budget
		Beginning Balance		$50,092.55	
Income					
1	Deposits/Transfers from POA Annual Dues		$ 25,000.00	$ 25,000.00	$ 25,000.00
2	Special Assessments		$ -		$ -
3	Interest (2.3% in FY 2027)		$ 2,300.00	$ 1,680.15	$ 1,900.00
4	Miscellaneous		$ -	$ -	
		Total Deposits & Income	$ 27,300.00	$ 26,680.15	$ 26,900.00
		Funds Available by End of FY	$ 104,072.70	$76,772.70	
Expenses					
1	Wells and Water Supply Systems		$ -	$ -	$ -
2	Road Repairs & Maintenance		$ -	$ -	$ -
3	Other Capital Expenditures		$ -	$ -	$ -
		Total Capital Expenditures	$ -	$ -	$ -
		Funds Available by End of FY 2027	$ 104,072.70		