

CDE Quarterly Update (June 2025 – August 2025)

September 2, 2025

From: Bill Mosher, POA President

Hello, CDE Neighbors

Here's a summary of community news and activities since my last update on June 8, 2025.

Our Annual Meeting was held on August 2. Thirty (30) lots were represented by Members who attended in person, participated via Zoom, or submitted proxies. For details of the meeting, please refer to minutes that were distributed to all Members via email from Allison Blanks on August 22. The following Board officers and directors were elected for the coming year: President – Bill Mosher; Vice President Ronna Harris; Secretary – Allison Blanks; Treasurer – Jacki Ratledge; Directors at large – Marc McGuire, Bill Bacon, and Mike McAden. Congratulations to the new BOD members, and thank you to those who stepped down after serving this past year (Cele Burt, Lynn Bacon, and Gilda Cardenosa).

New CDE Homeowners: Please join me in welcoming our newest CDE residents:

- Mary Isenhour at 650 State View Road
- Jon & Lisa Crump at 1071 State View Road

Possible option for high speed internet: Members of our community continued to explore options to upgrade our current internet service. On August 28, Allison Blanks, Joe Honeycutt, and Bill Mosher participated on a Zoom call with Greg Coltrain, Vice President of Business Development with River Street. Greg had reached out to the CDE community to gauge our interest in considering options for fiber optic internet services. River Street currently provides high speed fiber-optic internet service to our neighbors in Blue Ridge Mountain Club. Greg provided information about River Street's services, and we provided details about CDE and our internet service. Greg and his engineers will prepare feasible options for us to consider. Another Zoom call is scheduled later in September to review River Street's possible options for bringing high speed internet to our community. We will provide information and updates as we learn more about this possibility.

The following is a summary of CDE Board activity during this quarter:

Date	Activity	Resolutions
6/9/2025	The BOD, via email correspondence, considered a routine maintenance request by the Road Committee for sealing cracks in the pavement for SVR loop and Spur Road.	1. Unanimously approved \$2,500 for Lester Ward to seal road cracks as part of routine maintenance this summer.

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The following 2 tables provide summaries of this quarter's activities by Standing Committees (those recurring annually) and Special Committees (established for a specific purpose and/or duration):

Standing Committees	Activities
Architectural Review <u>Members</u> Joe Honeycutt, Chair Dale Cornett Bill Bacon	Two submittals were reviewed during this quarter: 1. Reviewed and approved details provided by the Bacons (1129 SVR) for exterior deck expansion, painting, stone façade on portions of the house, and hardscape at the main entrance. 2. Reviewed and approved details provided by Nina Guzetta (702 SVR) for installation of solar panels on the back (eastern facing) roof.
Road Committee (All SVR from Sampson, CDE Loop, & Spur Road) <u>Members</u> Marc McGuire, Chair Bill Mosher Dale Cornett	The committee arranged for a contractor (Lester Ward) to seal cracks within the CDE loop and Spur Road pavement as part of ongoing routine maintenance. Due to rainy weather conditions in July and August, the work has been delayed until drier weather patterns prevail.
Well Committee <u>Members</u> Marc McGuire, Chair Bill Mosher Dale Cornett	1. Conducted monthly monitoring of electric bills. 2. Yadkin Well replaced the 22-year old Well #4 pump and down-hole wiring after the pump failed. 3. Committee members conducted annual sampling of all wells. Four wells showed contamination by total coliform and/ or e. coli. The wells were subsequently disinfected by Yadkin Well. 4. Yadkin Well replaced three 17-year old underground pressure tanks on Well #1 after a leak was detected. 5. Yadkin Well replaced the control box and PumpTec Plus system on Well #2 after an electrical failure of unknown origin. The system was just a few months older than the 3 year manufacturer's warranty. A feasible possibility is that a nearby lightening strike may have disrupted or damaged this system, which is mounted above ground near the well head.

Special Committees	Activities
Feasibility of SVR being added to NCDOT Road System <u>Members</u> Bill Bacon, Chair Allison Blanks Jodi Wolf	Committee members provided a summary presentation at the Annual Meeting. Refer to the annual meeting minutes for more details.

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Our financial activity for the quarter of June 2025 through August 2025 looks like this:

Operating Account

Description	Cash Balance	Income	Expenses
Beginning Balance 6/01/2025	\$74,742.42		
Dues (FY 2026)		\$27,000.00	
Interest (June - August)		\$40.78	
Transfer to CDE Cap Reserve Acct			\$50,000.00
Blue Ridge Electric (for wells)			\$797.52
Auto-Owners Insurance Company (CDE annual premium)			\$1,045.00
Yadkin Well Company (Repairs to Wells 1, 2, & 4)			\$11,973.44
Prices Lawn (Restore Well 1 site)			\$380.00
Town of Boone (well water testing)			\$100.00
USPS PO Box annual renewal			\$210.00
Zoom subscription			\$159.90
Memorial donation (Mary Kelley)			\$50.00
Totals		\$27,040.78	\$64,715.86
Balance as of 08/31/2025	\$37,067.34		

Capital Reserve Money Market Account

Description	Cash Balance	Income	Expenses
Beginning Balance 6/01/2025	\$0		
Transfer from Operating Account		\$50,000.00	
Interest (June - August)		\$305.72	
Totals		\$50,305.72	\$0
Balance as of 08/31/2025	\$50,305.72		
Total of CDE Account Balances	\$87,373.06		

Reminder: Annual dues for FY 2026 year are \$1,000 per lot and must be paid no later than September 30. Please send your payment to:

Continental Divide Estates POA
PO Box 1495
Boone, NC 28607

Please contact me or any Board member if you have questions or specific concerns that you feel we should be addressing within our community.

Best regards.

Bill Mosher
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