

CDE Quarterly Update (September 2025 – November 2025)

December 3, 2025

From: Bill Mosher, POA President

Hello, CDE Neighbors

Here's a summary of community news and activities since my last update on September 2, 2025.

1. Our deepest condolences to Joyce Cantrell on the passing of her beloved husband James on October 2 and their daughter Renada on October 13. Joyce and James' 69-year marriage was blessed with 3 children and multiple grand and great-grandchildren. Although James loved his 41 years of teaching drafting and design to community college students, his greatest joy was music. He performed in bands around the country with several musical icons at street dances, night clubs, and other events. He is remembered by family and friends for his gracious and accepting manner, love for others, and devotion to God. The Cantrells have been residents of CDE for over 30 years.
2. We now have 3 possible options for fiber optic high speed internet service. After receiving the proposal from RiverStreet in October, we contacted SkyBest and AT&T to let them know that a competitor had proposed providing service to CDE, and to determine whether they were interested in competing with RiverStreet for our business. Just before our November 21 board meeting, we received proposals from both SkyBest and AT&T. A table comparing the 3 initial proposals is attached to this quarterly update. As discussed in the summary of board activities below, we are requesting additional information from all 3 contenders. We will keep the community updated as we move through this process.

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

Date	Activity	Resolutions
10/07/2025	The BOD met to: 1. Appoint Infrastructure and ARC committees for the year. 2. Determine the amount of funding for Capital Reserve Account for FY 2026 3. Discuss a proposal from River Street for installation of high-speed fiber optic internet service. 4. Discuss ownership of SVR right-of-way	The BOD voted unanimously to: 1. a) Appoint Marc McGuire, Bill Mosher, Dale Cornett and Michael Blanks to Infrastructure Committees (Wells & SVR) with Marc as Chair. b) Appoint Joe Honeycutt, Dale Cornett, and Bill Bacon to the ARC Committee with Joe as Chair. 2. Transfer \$25,000 from CDE operating account to the Capital Reserve Account. 3. After hearing a presentation from RiverStreet's representative, the BOD voted to send a summary of RiverStreet's proposal to CDE members, and to gather feedback about our current services and the level of interest in RiverStreet's proposal.

CDE Quarterly Update (September 2025 – November 2025)

December 3, 2025

Date	Activity	Resolutions
		4. Bill Mosher indicated his review of multiple recorded documents has not revealed any evidence that CDE owns any of the SVR ROW other than within our loop and the 1/3 acre we own at the corner of SVR and Sampson Road. No further action was recommended regarding this issue.
11/4 – 5/2025	The BOD met electronically via email to consider an appeal by Jon Crump (1071 SVR) regarding the ARC's denial of proposed fencing on the north side of the residence.	The BOD requested additional details from the Owner, obtained clarification from our attorney about fencing laws in NC, and voted unanimously to approve the Owner's request. (See additional details below in the summary of ARC activities.)
11/21/2025	The BOD met to: 1. Present results of the member survey used to gather feedback of current internet services and thoughts about the RiverStreet proposal. 2. Request specific input from members about negotiations with RiverStreet 3. Hold a Closed-Door session to discuss specific negotiation strategy with RiverStreet	Two days prior to this meeting, the BOD received initial offers from 2 other internet service providers (ISP) - Sky Best and AT&T. All 3 offers were discussed during the Open Meeting session. During the Closed Session, the BOD discussed general preferences and the need for additional information from all 3 competing ISPs. Specific strategies will be developed after all information is compiled. (A table summarizing the initial offers from all 3 ISPs was sent to CDE members with this meeting's minutes. A copy is also attached to this quarterly report.)

The following table provides summaries of this quarter's activities by the CDE Standing Committees:

Standing Committees	Activities
Architectural Review <u>Members</u> Joe Honeycutt, Chair Dale Cornett Bill Bacon	One submittal was made during this quarter: The ARC reviewed proposed details submitted by the Crumps (1071 SVR) to install decorative metal fencing to enclose an area of 16' by 50' along the north side of the house. Due to lack of specific fencing details within the CDE covenants and ARC's limited authority, the ARC denied this request and recommended the owner file an appeal with the Board. After additional details were provided and considered, the Board approved this request. (Additional information is provided above in the summary of Board activities.)

CDE Quarterly Update (September 2025 – November 2025)

December 3, 2025

Road Committee (All SVR from Sampson, CDE Loop, & Spur Road) <u>Members</u> Marc McGuire, Chair Bill Mosher Dale Cornett	Contractor (Lester Ward) sealed cracks within the CDE loop and Spur Road pavement as part of ongoing routine maintenance.
Well Committee <u>Members</u> Marc McGuire, Chair Bill Mosher Dale Cornett	1. Conducted monthly monitoring of electric bills. 2. Yadkin Well chlorinated Well #1 reservoir and well. 3. Yadkin Well replaced the new pump in Well #4 after the pump failed, most likely from a nearby lightning strike that affected electrical circuits in two nearby homes. Replacement work was covered by the new pump warranty.

Our financial activity for the quarter of September 2025 through November 2025 looks like this:

Operating Account

Description	Cash Balance	Income	Expenses
Beginning Balance 9/01/2025	\$ 37,067.34		
Dues (FY 2026)		\$ 10,000.00	
Interest Income (Sept – Nov)		\$ 50.49	
BRMC 2026 Sign Rental		\$ 1,900.00	
Transfer to CDE Cap Reserve Acct			\$ 25,000.00
Blue Ridge Electric (for wells)			\$ 860.47
Lester Ward (pavement sealing – SVR loop and Spur Road)			\$ 2,500.00
Yadkin Well Company (Well 1 chlorination)			\$ 598.33
Town of Boone (well water testing)			\$ 100.00
Watauga County Property Tax			\$ 30.54
Memorial donation to Samaritan's Purse (James Cantrell)			\$ 50.00
Totals		\$ 11,950.49	\$ 29,139.34
Balance as of 11/30/2025	\$ 19,878.49		

Capital Reserve Money Market Account

Description	Cash Balance	Income	Expenses
Beginning Balance 9/01/2025	\$ 50,305.72		
Transfer from Operating Account		\$ 25,000.00	
Interest Income (Sept – Nov)		\$ 404.25	
Totals		\$ 25,404.25	\$ 0
Balance as of 11/30/2025	\$ 75,709.97		
Total of CDE Account Balances	\$ 95,588.46		

CDE Quarterly Update (September 2025 – November 2025)

December 3, 2025

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
Ph 828-268-4265