

SVRA

Annual Meeting Agenda

July 5, 2025

Attendees: Members of the Sylva Vista Road Association, recorded with sign-in sheet.

Call to order.

- 1) Approval of the last Annual meeting.
- 2) Treasurer's Report – presented by Barbara for the last time
Note: Barbara has been our treasurer for 12 years, she has done an amazing job, donating her time for all of us – please, a round of well-deserved applause!
- 3) Approval of the treasures report.

Last year recap:

- 1) Recap of the road maintenance completed. Last year was the year of rain! We added gravel in many sections and graded multiple times throughout the year, we had hurricane Heleen miss us, however dropped a lot of water and damaged our roads. For several more months the rain kept coming... In May we graded the roads and added stone where needed, performed spring cleanup, and cleared the culverts. We just trimmed the greenery on the edge of all our roads. I'm happy to say we are starting this year with our roads in excellent shape!
- 2) We completed section A on our long-term paving plan. Section A is the section from the gate to the large rock just before the middle turnaround. We are planning to do section B and C next year. Section B is from where we left off to the start of the gravel road and C is up basswood.

New business:

- 1) We all have had the chance to see that the gate operation with remote control was greatly enhanced. We want to make everyone aware that the preferred way to gain access to our mountain is by "buzzing" in. Have a discussion on the method and why this is better – simple 4-digit codes are not floating around, and once we get to a low level of 4-digit code usage it is our plan to change the owner code to a 5-digit emergency code.
- 2) Because of concerns that many guests and possibly even some residents may be damaging our roads by driving small 2 wheel drive vehicles, and based on advice

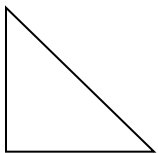
SVRA

Annual Meeting Agenda

July 5, 2025

from our attorney we added some signage at the base of our mountain that indicates that a 4-wheel or AWD vehicle is required and that we reserve the right to charge for any damage a driver may do to the road. In reality, it's nearly impossible to know who or even what car has done the damage. So, Barbara has put together this friendly reminder with some suggestions that may help all of us keep road damage to a minimum.

- a. Hand out Barbaras sheet – discussion, mention we believe additional signs don't help that we all need to do our part...
- 3) After what has happened in the past few years in Western North Carolina and this year with Heleen - the devastation, flooding, and for us road damage and tree fall the board has subscribed to a text messaging system. This system will allow us to notify our members (YOU ALL) in the event of future emergencies on our mountain. Please be sure we have your cellphone number on the sign in sheet.
- 4) The last 2 culverts we replaced were done with 20" plastic with a smooth inside and at a sharp angle to the road to help with the draining and keeping them clear. Because of the larger diameter and being placed at an angle the need to be considerably longer – recall Pythagorean theorem, they are a lot longer! The culverts we currently have installed all over our roads are very old 12" diameter, short and cross the road in the shortest way possible. Over the next 3-5 years we will need to replace all of them we've earmarked 3 to complete over the next year and will do them with larger diameter, longer length and placed on an angle. It is our belief that once these are all completed our roads will need a lot less gravel and grading – possibly allowing us to reduce the membership dues.
- 5) The board did consider a special assessment to complete a culvert change more rapidly. We also considered increasing the dues to fund the project. However, after careful consideration we have decided to recommend that the annual dues (\$1500) remain the same as in the last few years for the upcoming year.



However, in order to continue maintaining the gravel, the pavement and replacing the culverts, with ever increasing costs, we are recommending we change the road reconstruction fees for the first time since SVRA was founded rather than increase the dues.

SVRA

Annual Meeting Agenda

July 5, 2025

They have always been \$2000 or 10% of the project cost, whichever is less, [at the time construction is started, when any property owner or developer clears the lot on their property, constructs a driveway or is required to obtain a building permit for other major alterations.] They were designed to be a “substantial” part of our road fund, when dues were \$500, they were 2k and 10%, the dues have gone up more than three times over the years while the reconstruction fees have stayed the same.

By-law Proposal:

- 1) The board recommends setting the road reconstruction fees at least at \$4500 or 10% of the project cost, whichever is less. Have some discussion and allow someone to make a motion to increase and proceed with the vote.
- 2) We also understand that the most damage to our roads occur when whole homes are built – most of the impact on our roads comes from the larger new home construction projects – and they last a very long time, sometimes it takes over a year to complete. So, to mitigate the future damage that new home construction will bring, we are proposing a New Home construction fee in the amount of \$10,000. We feel that a new home these days costs upwards of 400k to well over a million or more. This new home fee should help us keep the road fees from increasing in the future. Again, start the discussion and allow someone to make a motion to set at 10k and proceed with the vote. I would mention that this fee is a drop in the bucket to the cost of a new home and only happens when a new home is constructed - this will help us keep our dues at 1500.

Election of board members:

- 1) We have 3 Board members who are up for re-election, Ron, Barbara, and Pam. Each has expressed their interest in staying on for another year, however, Dave has indicated that he would like to be replaced.
- 2) While we greatly thank Dave for his service, we would like to get a floor nomination for a new board member – do I have a board nomination.... That’s great...
- 3) Then a simple vote, like to I have a motion to vote for Tom to be re-elected, Second, all in favor... Motion Passed

SVRA

Annual Meeting Agenda

July 5, 2025

Questions, comments...

Adjournment

- 1) Motion to adjourn, second, see you guys' next year!
- 2) Get a copy of the minutes.