

Minutes of the Special Meeting of Hunter's Glen Homeowners Association
Tuesday, July 15, 2008

A special meeting of the Hunter's Glen Homeowners Association was held July 15, 2008, at Etowah Baptist Church. The meeting was called to order at 7:00 PM, by Brenta Poole, secretary and chair. 31 households were represented by 48 people, and 25 proxies were received. A quorum was present. Brenta gave the group background information about the Reformation Committee and introduced those members present, Chuck Gorsuch and Nancy Jensen. Tom Shepherd, the other committee member, was out of town. She also mentioned that according to the bylaws, she could have appointed replacements for the open positions without holding a meeting and allowing a vote.

We were reminded that the sole purpose of this meeting was to elect officers to replace those who resigned, and that after that first order of business there would be a question and answer period. Brenta then explained that the nominee for president, Bob Andrews, had withdrawn from the slate that included vice-president - Herb Jensen, treasurer - Linda Gallagher, and board members at large - Chuck Gorsuch and Way Plowman. The group was then asked if there were any nominations from the floor. Brenta explained that any nominee would have to agree to take the office if elected. Russ Sailing then nominated John Dellinger for President. There were no other nominees for any of the open positions.

Don Poole moved that the slate of officers be elected by acclamation. Ruth Sharon seconded the motion. At this point a lot of questions were being asked. Many wanted to know how the nominees felt about certain issues. The motion on the floor was withdrawn by Mr. Poole and Mrs. Sharon so that questions could be addressed.

Were they committed to this community? Would they ensure that the bylaws and covenants would be followed? Why do we have a homeowners association? How did they feel about the grass being mowed in the open areas? What is the conflict on Hunter's Cove about? Each questioner identified himself and directed his/her questions to the various nominees. As requested, Brenta read a letter from Allen Veach dated June 6th that was distributed to Hunter's Cove members but not to Hunter's Glen pertaining to the Worley situation. The HOA Board meeting decision of May 30th was discussed and explained to all, as was John Dellinger's decision to change his mind. James Jackson asked to read a letter but was ruled out of order during the discussion with the nominees. Mr. Jackson then left the meeting. There was also concern about the number of Hunter's Cove officers (3 including Brenta) versus Hunter's Glen officers (3). Brenta and the Reformation Committee members stated that there was no one in Hunter's Glen who was willing to come forward and take the presidency.

The motion to elect the slate of officers by acclamation was once again made and seconded. The resulting vote was 16 yes, 15 no. This did not count the proxies. Therefore, the following slate of officers was declared elected:

President	John Dellinger
Vice-president	Herb Jensen
Treasurer	Linda Gallagher
Member at Large	Chuck Gorsuch Way Plowman

During the question and answer session, Brenta reported that the lawyer's opinion about the division of the Worley property is not yet complete. He is reviewing additional information that he was given but did not take into consideration. Brenta also read Mr. Jackson's letter. John Dellinger gave an explanation of the problems in Hunter's Cove. The Board was asked to check on the rocks on the right of way, coming down the hill and who placed them there. The Board will check into it and give a response.

The meeting was adjourned at 7:58.

Respectfully submitted,
Nancy Jensen, acting secretary



**James Spencer Jackson
540 Hunters Glen Lane
Hendersonville, N.C. 28739**

**P.O. 339 Horse Shoe, N.C. 28742
828-891-4809**

**To: Hunters Glen Home Owners Assoc. meeting
@ Etowah Baptist Church on 7:00 P.M. this date**

Tu. 15 Jul. '08

Please be advised you are here by on notice and for the record that I decline to vote on matters pertaining to activities of said assoc on the grounds that such voting may tend to implicate me as a participant and/or condoning its activities.

I submit that some activites, in my opinion are illegal as the assoc. without written permission are defacing neighboring properties.

I further recommend that the covenants be revised omitting threats to financially injure home owners by placing lenients on their property for not financially supporting the illegal activities.

signed and submitted at/on above,

A handwritten signature in black ink, appearing to be "J. S. Jackson", written in a cursive style.

6 Jun 08

To: The homeowners of Hunter's Glen/Cove

Reluctantly, and with all due respect to my Hunter's Glen/Cove neighbors and board, I feel compelled to resign my position as a HOA board member.

My reasons:

- The primary responsibility of the board is to enforce the covenants.
- There is a decision currently being taken that will set a precedent allowing a property sold as a large acre lot to be divided and developed as 1+ acre properties.
- The current lot density in the Cove is 17 lots on 78 acres; this could increase to 68 lots.
- This decision will reverse a decision by the HOA board in Jun 07.
- It is in contradiction to the Cove's goal of low density housing consisting of large lots and one house per lot.
- If taken, this decision will negatively affect the credibility of future board decisions.
- If the board's credibility and enforcement abilities are compromised, there is no compelling reason for the board, covenants, by-laws, or association to continue.

Per three different attorney opinions (unofficial at this point), the primary force in this type of legal decision is the establishment of precedent, and allowing this homeowner to divide his property eclipses any future changes to the written covenants. The board is unwilling to spend the funds (~\$2000) to get an official legal opinion.

The board would:

- Allow a property owner in the Cove to split his lot into smaller lots.
- Spend the association's limited funds rewriting the covenants in order to make them more specific, therefore, more enforceable.

I would encourage you to confirm my above statement with the Association president, in case I've misstated the facts.

- This is in contradiction to par #8 of the recorded covenants.
- This request was previously denied by the HOA when that home owner appealed on Jun 07.
- The property owner has engaged a lawyer to represent him. That lawyer has sent a letter to the HOA threatening legal action.
- The board would allow the homeowner his way, reversing a previous board decision; this is not within the scope of the HOA board.

I have concluded the board has overstepped its authority, and its decision will set a precedent that will have long term negative consequences:

- It will add a significant number of additional households from 17 to 68, therefore neighborhood density.
- It will reduce the property value of properties in the Cove.
- It will increase traffic in the Glen and Cove.
- It will further divide the community.

As a result, in good conscious, I can no longer be a part of this decision by the board. If I cannot support board actions, I should not be a part of it.

John Dellinger

June 9, 2008

TO MEMBERS OF THE HUNTER'S GLEN/COVE HOMEOWNERS ASSOCIATION

It is with regret that we inform you of our resignations, effectively immediately, from the board of the Hunter's Glen/Cove homeowners association.

When we agreed to fill these roles, we assumed them as civic duty. As most folks know, no one really covets these responsibilities. But we did look forward to teaming up with the residents of the community in advancing the property value, safety, beauty and quality of life of our wonderful neighborhood.

However, as the board has moved to deliberate, debate and consider complex issues that affect the lives of the residents, the reality is that a few people have curiously taken it as their role to carp, obstruct, misrepresent and make character attacks because they take exception to our style, decisions and/or policy goals.

The recent actions and reversal of a fellow board member, who then resigned, were disheartening. Consider the environment if board members regularly promoted a point of view that was agreed to by most or all and then thought better of it and decided to incite the other residents regarding that decision. Everyone has the perfect right to change their mind. It is what they do after that that makes the difference.

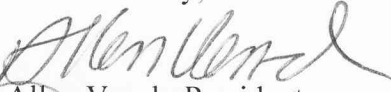
We have been shocked by the undermining nature and rudeness of some of the behavior. These were not disagreements. Disagreements are healthy and constructive. These few people have managed to divide the community and take all joy out of this volunteer service.

Frankly, life is too short and we did not move here to be the catchers on an archery team.

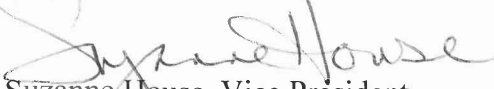
We thank, from the bottom of our hearts, the people who have supported us, who voted for us and had expectations of us, and to them especially we express our regret.

While our disappointments are many, in the scheme of life they are small. We love Hunter's Glen/Cove and have made many great friends here and look forward to continuing to build those relationships.

Most sincerely,



Allen Veach, President



Suzanne House, Vice President



Sharon Williams, Treasurer

Signed copies to Brenta Poole, Secretary, and Tom Shepherd, former President

LANDSCAPE COMMITTEE

Chuck Gorsuch, Chr.
Barbara Andrews
Leslie Pruitt
Lillian Eich
Al Smith – Call me

Yard of the Month
Russ Sailing, Chr.
Jim Driver

SOCIAL COMMITTEE

Connie Stover

Welcome Committee
Elenore Beach

SAFETY COMMITTEE

Bob Andrews
Reece Schuler
Jeanne Merola
Priscilla Kendrick

TELEPHONE TREE

Maren Court -
Hunters Glen Lower/Maren -
Hunters Glen Lower -
Hunters Glen Lower/Downing - Arnie House
Hunters Glen Middle/Surrey Glen – Sharon Williams
Hunters Glen Top/Saddlebred – Carol Hoyt
Derby -
Victory Lane – Kathy Gorsuch
Summit Farm/Thistledown – Bonnie Goodwin
Turkey Paw – Liz Sailing

CALL ME COMMITTEE

Al Smith – Landscape & Entrance
Harold Bolin – Where needed
Mike Worley – Where needed
Kevin & Tricia Bryan – Where needed
Lillian Eich – Where needed
Monty Smith

Sent out following 24 April 2008 meeting

Dear Hunter's Glen/Hunter's Cove Homeowner,

The current by-laws of our association were last changed in 1989, and there are errors, items which need to be updated, and references to the developer which no longer apply. Furthermore, there is no requirement for the number of households needed to hold a meeting. This means that if only one or two households show up, they could pass our budget and carry out other business. At our annual meeting on April 24, 2008, there was discussion about changing our by-laws. However, we could not do this because the current by-laws require the assent of three-fourths of the homeowners.

In the records we have, no homeowner's meeting has ever had enough people attending to meet this requirement. The executive board feels that this makes it almost impossible to amend our by-laws. Therefore for this time only, by action of the homeowners association at the 4/27/08 meeting (at which 42 households were represented), it was decided to vote by mail ballot on a change to **Article VIII of the By-Laws** to read:

These by-laws may be amended at any regular or special meeting of the voting membership by a vote of three-fourths (3/4) of those present and eligible to vote provided that twenty-five (25) percent of homeowners or their proxies are present.

[Note: the current by-laws allow for proxy votes to be submitted to the secretary.]

Hunters Glen Homeowners Executive Board
[Questions? Call Brenta Poole, Secretary, at 890-3563]

_____ **Cut on this line** _____

Please indicate your vote below and return this ballot in the self-addressed, stamped envelope provided by **June 1.**

_____ I vote to amend Article VIII as written above

_____ I vote **not** to amend Article VIII

Signed: _____ Address: _____

Dear Hunter's Glen/Hunter's Cove Homeowner,

The current by-laws of our association were last changed in 1989, and there are errors, items which need to be updated, and references to the developer which no longer apply. Furthermore, there is no requirement for the number of households needed to hold a meeting. This means that if only one or two households show up, they could pass our budget and carry out other business. At our annual meeting on April 24, 2008, there was discussion about changing our by-laws. However, we could not do this because the current by-laws require the assent of three-fourths of the homeowners.

In the records we have, no homeowner's meeting has ever had enough people attending to meet this requirement. The executive board feels that this makes it almost impossible to amend our by-laws. Therefore for this time only, by action of the homeowners association at the 4/27/08 meeting (at which 42 households were represented), it was decided to vote by mail ballot on a change to **Article VIII of the By-Laws** to read:

These by-laws may be amended at any regular or special meeting of the voting membership by a vote of three-fourths (3/4) of those present and eligible to vote provided that twenty-five (25) percent of homeowners or their proxies are present.

[Note: the current by-laws allow for proxy votes to be submitted to the secretary.]

Hunters Glen Homeowners Executive Board
[Questions? Call Brenta Poole, Secretary, at 890-3563]

_____ **Cut on this line** _____

Please indicate your vote below and return this ballot in the self-addressed, stamped envelope provided by **June 1st.**

_____ I vote to amend Article VIII as written above

_____ I vote **not** to amend Article VIII

Signed: _____ Address: _____