

# Double Knob POA annual meeting 10/30/2021

## President's report

During the next year, the Board will research and formulate a plan to present to the Gilmer County Commissioners with the intent of having the County take over the maintenance of Big Ben Rd. An attempt was made about twenty years ago but the change in the community's demographics suggest we should try again.

Regardless if this plan is successful an additional project is strongly suggested for our various neighborhoods here on Double Knob. We clearly have several well defined communities on the mountain and each should have an independent POA to maintain the roads in their areas. Several neighborhoods have the framing for a formal POA and these should be pursued to make them legal and standardized. We encourage you to talk to your neighbors and start putting together POAs that work well for your particular areas. The wording of our own POA agreement can be helpful as a working document.

Last year we spent \$31,972 on road maintenance, over twice our annual average and \$3,000 more than we received in membership dues. The resulting expenditures have kept the road in the best condition it has ever been. This level of spending obviously can't continue. The Board will endeavor to be more judicious and selective with the road maintenance activity but we must also raise the membership fees.

The new minimum fee schedule is as follows: \$650 impact/construction fee, \$450 for rental properties, \$300 for houses, \$100 for vacant lots. We feel these amounts are still very reasonable especially when compared to the increases in property values we have seen in our community over the past year and a half.

I wish to thank the Board and road volunteers for their efforts to improving our community and keeping our roads in such great condition. I also want thank those that gave more than the minimum fee amount last year. It resulted in the largest amount of revenue ever collected.

I look forward to continued service on the Double Knob POA.

Jeff Nichols