

President's Report

FY2023 has concluded with some significant changes to the POA Board. John Weathers, our former Treasurer, has decided not to continue to volunteer for our Board as did Jeff Nichols, our former President. Both Jeff and John were elected as Directors in 2018. Please join me in thanking both of them for their dedication and hard work over the past 5 years.

At this year's annual meeting, two new Directors, Scott Gamersfelder and Randy Perry, were elected to join Nancy Bellacosa & me on the POA Board. This year's board will consist of Scott serving as Vice President; Randy as Treasurer; Nancy continuing as Secretary and I will serve as President.

During FY2023, Marek Bass Construction performed routine road maintenance on POA-responsible roads improving surface quality and controlling of water runoff damage. We paid approximately \$12,025 for road maintenance and an additional \$16,000 for the materials and labor installation of a new culvert across a section of Big Ben Rd that was needed to prevent road erosion and to prevent downhill erosion into neighboring property.

Three years ago, \$50,000 was spent to stabilize Gobbler Knob. While this investment paid off in preventing grading work on Gobbler, the tar-and-chip surface had begun to break down on some of the steeper areas. A more significant asphalt patch costing \$16,000 had to be applied in those areas to prevent a more catastrophic breakdown. We will continue to monitor this and other situations on the POA responsible roadways.

Our POA-charter remains in place and we will continue with our best efforts to maintain our assigned roadways. To that end, a plan was developed taking a more comprehensive look at how to go about road maintenance pro-actively. Details of the plan are posted on the POA Website. I encourage you to view the plan and welcome comments or suggestion.

It is strongly suggested that our various neighborhoods here on Double Knob have an independent POA to maintain the roads in the areas not covered by the POA. Several neighborhoods have been doing just that. 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.

I wish to thank the Board and road volunteers for their efforts to improving our community and keeping our roads in such great condition. Please look for a work weekend request later in the fall after the leaves are down.

This year's contribution fee schedule will continue as was last: \$650 impact/construction fee, \$450 for rental properties, \$300 for houses, and \$100 for building lots. We feel these amounts are still very reasonable 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.

Sincerely,

Joe Bellacosa