



The Leatherwood Property Owners Association exists to preserve and enhance the quality of life and property values of its members. The function of the POA Board is to provide leadership and governance to ensure the POA's purpose is implemented in a fiscally responsible manner and that Leatherwood remains a safe, beautiful, well-maintained and friendly community. The Board has adopted principles of Service for Board of Directors in accordance with HOA Associations USA, Inc. and the Community Association Institute guidelines.

Additional 2017 initiatives include anticipating and preparing for unplanned events. Maintaining roads within Leatherwood have been the POA's largest and most critical expense. Therefore, the POA Board has identified slide issues and set aside funds for such potential events.

In 2017, the POA Board initiated a "Reserve Study," which accounts for the current status of all POA-owned community assets in Leatherwood. A plan will be devised to fund and obtain needed maintenance or replacement of these assets.

COMPLETED INITIATIVES IN 2017

GATES/SECURITY/AMENITIES/MAINTENANCE (FACILITIES) COMMITTEES

- ☒ Identified areas within the community which could benefit from beautification and improvement.
- ☒ Enhanced the maintenance program for the community.
- ☒ Enhanced POA employee autonomy and opportunities for employee feedback to the POA board to address community needs as perceived by the employees.
- ☒ Completed work on Raymond's Pond and re-stocked pond with fish.
- ☒ Completed installation of security cameras around pavilion and entrance gate.
- ☒ Created a Leatherwood Road, Fire & Safety Plan, which will be distributed to the community.
- ☒ Installed package room at Pavilion for shipped package drop-offs and pick-ups.

OVERALL BOARD PROCESS OPERATIONS

- ☑ Adopted a board meeting structure whereby succinct committee reports are provided to the board of directors at least two days prior to any board meeting.
- ☑ Created a policy for the use of executive session at monthly board meetings.
- ☑ Provided remote teleconferencing to enable greater participation by out-of-town board members.
- ☑ Moved POA bank funds to increase interest on accounts.

COMMUNICATIONS COMMITTEE

- ☑ Set a policy for e-blasts to the POA membership.
- ☑ Re-designed and updated the www.L LeatherwoodPOA.com website.
- ☑ Conducted a second satisfaction survey of POA members, with results to be presented at the annual meeting in April.

ACTIVITIES COMMITTEE

- ☑ Publish annual events to the community and provide periodic reminders through e-blasts.
- ☑ Sponsored two well-attended POA events for Memorial Day and Labor Day celebrations at the Leatherwood Pavilion, featuring live music by the Starlighters band, along with wonderful pot luck lunch and dancing to the big band music.
- ☑ Sponsored two successful joint events between Leatherwood POA and Leatherwood Rentals—the Fourth of July celebration and the first annual Oktoberfest & Hayride.



TRAIL COMMITTEE

- ☑ Kept trails clean, cleared of debris and accessible.
- ☑ Encouraged more volunteer participation for horse trail clean-up days.

ROADS COMMITTEE

- ☑ Completed a Reserve Study including updated engineering reports and ascertaining high-risk slide areas.
- ☑ Determined slope failure repair costs to more accurately predict what reserve monies are required. This information was provided to the POA Reserve Project, which determined

the long-range financial needs of the association.

- ☑ Created a 10- to 15-year plan for slope stabilization to reduce or eliminate the risk of landslides at forty-five sites identified in the 2016 Survey by Solid Rock Engineering.
- ☑ Replaced a failing, high-volume culvert at the beginning of Elk Ridge Road.

ARCHITECTURAL REVIEW COMMITTEE

- ☑ Developed a Leatherwood POA Architectural Review guidebook for the community.
- ☑ Established lines of authority between POA Declarant and ARC Committee.
- ☑ Developed lot line policy.

ROAD, FIRE AND SAFETY TASK FORCE

- ☑ Performed an inventory of road, fire and safety risks to Leatherwood (including forestry service and other threat assessments).
- ☑ Created a plan for fire emergencies and overall safety, which will be presented to state, county and local officials, fire departments and our community membership.

TASK FORCE INITIATIVES IN-PROGRESS FOR 2017-2018

DOCUMENT ACCUMULATION AND PRESERVATION TASK FORCE

- ➔ To investigate data and document preservation resources and bring options to the Board for selection.
- ➔ To create process and procedure for identifying documents for preservation and how to save information for posterity.
- ➔ To collect documents from any and all sources and complete upload and archiving.

LONG-TERM PLANNING TASK FORCE (TWO-YEAR TASK FORCE)

- ➔ To create a framework for study of Leatherwood and compare our community to other top-performing NC private mountain communities.
- ➔ To create benchmarks for Leatherwood compared to other identified top mountain communities and identify areas of potential community improvement.
- ➔ To create a report for community review at the 2019 Annual Meeting—or earlier, and identify opportunities for improvement.
- ➔ To create a two-year community committee made up of Leatherwood property owners and businesses to enhance coordination of events, marketing, etc.
- ➔ To establish a quarterly Leatherwood POA newsletter with contributors and an editor.

OVERALL BOARD PROCESS OPERATIONS

- ➔ To adopt a board meeting structure whereby monthly meetings shall be limited to two hours.

- ➔ To create, maintain and preserve historical documents online, where Leatherwood POA's critical documents, studies and information will be permanently stored.
- ➔ To establish a long-term planning committee to advise the board, possibly titled "Community Coordination Committee." Its purpose will be to bring together a diversity of Leatherwood property owners and Leatherwood businesses who wish to share ideas and concerns about the current and future development of our community, and to lay the framework for better communication. Members of this committee will bridge two (2) board years.

TRAIL COMMITTEE

- ➔ To finalize trail-sharing agreement between Leatherwood Rentals and Leatherwood POA.
- ➔ To improve Trail Marker signage (add where missing and replace as needed).
- ➔ To complete the trail maps revision project started by Mary Vann.
- ➔ To create permanent trail markers/signs for riders to follow on all trails at one- to three-hour interval loops.
- ➔ To continue to keep trails clean, cleared of debris and accessible.

ROADS COMMITTEE

- ➔ Resurface up to 1.5 miles of roadway on the Elk Ridge side.
- ➔ To encourage more volunteer participation for horse trail clean-up days.

The POA Board of Directors wishes to thank all POA members who volunteered their time and/or expertise by participating in projects, events and activities this past year. Their collective efforts have substantially enhanced the beauty, safety

