



## ***NOBLE MOUNTAIN COMMUNITY ASSOCIATION***

### BOARD OF DIRECTORS

PRESIDENT: Mike Hampton

VICE PRESIDENT: Kathy Gloriosa

BOARD MEMBER: Steve Partridge

TREASURER: Lia Walker

SECRETARY: Beverly Lacy-Hampton

March 5, 2012

Dear Noble Mountain Community Association Members,

The NMCA Board would like to bring you briefly up to date on the current state of our community.

First, we would like to congratulate Nick and Lynn Myers along with Adam and Jill Watters on the completion of their new cabins and welcome them to the community.

Second, we would like to thank the many firefighters who fought to save our community in last years' terrible fire. Although a lot of the National Forest around us was badly damaged, our immediate area was spared from what could have been a huge disaster for all of us.

### **Annual Meeting and Election:**

This letter will serve as Notice of the Annual Meeting of the Homeowners of the Noble Mountain Community Association. The meeting will be held Saturday August 4<sup>th</sup>, 2012 at the Nutrioso Community Center at 1:00 PM. There are three positions open for a term of two years each on the NMCA Board of Directors for 2012. We urge all Noble Mountain Community members to attend the meeting and participate in the election process. Enclosed is a "Request for Nomination" form for those who are interested in filling these positions. Request forms need to be received by NMCA no later than June 4<sup>th</sup>, 2012 so names can be placed on an Election Ballot.

Meeting & Election requirements include:

- **Quorum:** A quorum of 1/10<sup>th</sup> of the membership is required and shall consist of persons and mail ballots entitled to vote in order for the meeting to be legally conducted.
- **Ballot:** You may attend the meeting and vote in person or you may mail in the Election Ballot that will be sent out by the end of June. The mail in ballot must be received by the NMCA no later than July 28<sup>th</sup>. If you return the ballot but do not mark any votes, it will still count toward quorum. The ballots will be counted at the annual meeting and the new Board members will be appointed.
- **Agenda:** The Annual Meeting agenda will be provided at the start of the meeting.

**Legal Issues:**

Previous legal issues that were resolved at the state and local levels were re-filed at the Federal level last year. We are happy to report that the Court granted our attorney's Motion to Dismiss in February of this year and we hope this will finally put all of these previous legal issues behind us. We should have more information available for the annual meeting.

**Annual Assessment:**

The annual assessment for 2012 will remain at \$255.00 per lot. We would like to remind members that the increased burden of legal fees associated with past lawsuits adds \$6,000.00 to the Association's obligations per year. Combined with annual operating expenses and the balance carried forward from 2011, NMCA should be able to meet the 2012 proposed budget barring any additional expenses. It is in the best interest of all members of NMCA that the current and any delinquent assessments be promptly paid in order to meet our financial obligations.

**Operating Budget:**

Enclosed is a copy of the proposed budget for 2012.

**Road Maintenance:**

Due to heavy use by fire crews battling last year's fire, the National Forest Service sent a road grader through the subdivision in June and repaired any damage that may have been caused. The roads are once again in need of grading and several Board members have met with local contractors to collect competitive bids. The extent of road maintenance will be dependent on the amount of an accepted bid coupled with current budget restraints. We will have a better estimation of the situation by the annual meeting.

**Covenants, Conditions and Restrictions (CC&Rs):**

The Board has made it a goal this year to begin revision of the CC&R's. The revisions will be conducted in sections and will include updates and/or changes to sections that are out dated or undefined. We invite NMCA members to participate in this effort and will periodically send updates for your review.

**Design Review Committee:**

We would like to remind all members that improvements to lots as specified in Section 2.27 of the CC&Rs require approval prior to commencement. These provisions were designed to create guidelines that promote a desirable Community while protecting the investment of its members. We are also looking for additional members to serve on the committee. If you are interested, please contact us or let us know at the annual meeting.

**Noble Mountain Community Directory:**

Back in September 2009, our current Treasurer Mary (Lia) Walker created a community directory to facilitate the sharing of information and communication between members. We would like to encourage participation in the directory once again. This will enable communications between our fellow members and also provide NMCA the ability to utilize the use of e-mail addresses and potentially reduce office costs. Please send your contact information to NMCA or e-mail Lia directly [lia\\_walker@hotmail.com](mailto:lia_walker@hotmail.com)

We, the Board of Directors, believe it is important to keep the membership advised of issues that directly affect Noble Mountain Community Association and encourage members to provide input to further improve our community. We would like to thank you for the opportunity of serving on the Board and look forward to the coming year.

Sincerely,

Noble Mountain Community Association Board of Directors

**Contact Information:**

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