

Wade Hampton Property Owners' Association
Annual Meeting Minutes
October 13, 2019

Wade Hampton POA Board President Mr. Al Ritter called the Annual Meeting of the Wade Hampton Property Owners' Association to order at 1:00 PM in the Wade Hampton Golf Club clubhouse. POA Board members present were Mr. Ritter, Mr. Harry Phillips and Mr. Bill Broyles.

Mr. Ritter called on Sandy Hardy for a proxy report. Sandy reported that between proxies and members in attendance a quorum for the meeting was established.

Next Mr. Ritter asked if there were any additions or corrections to the submitted 2018 Annual Meeting Minutes; and, with no corrections, a motion to publish the minutes as written was made and seconded. The minutes were approved unanimously by the attendees.

Mr. Ritter then introduced Sandy Hardy, POA administrator, for her Annual Report.

Sandy began by thanking the POA membership for their support throughout the year. Her report continued:

Don Barnette and Steve Christy, along with Brian Henry and Karl Miller, are the current Security staff, fully committed to the safety and security of Wade Hampton residents and guests and to the high standards for security which have been set by the POA Board. This year the POA added several enhancements to its security system, including a code-activated entry system for opening and closing the guardhouse building and the employment of Blue Ridge Security as the local responder should an alarm be triggered from the guardhouse. The member key box has an additional layer of security with a code- only entry and its own alarm system should the key box door be opened without a code. There are now cameras recording activities within the building to complement the ones recording vehicles entering and leaving Wade Hampton at both gates.

This past winter Don implemented an improved system for registering all contractors and workers who enter Wade Hampton, and an email process for communicating with them.

Wade Hampton POA provides water to all residents through a system of 4 active wells and a generator capable of pushing water through the system for weeks in the event of a major power outage. It is calculated that this water system can support 270 homes which is far above any maximum buildout in the future. The water system is regulated and tested just like any public water system, and a copy of the current Water Quality Drinking Report is available at the meeting for review.

The Wade Hampton waste-water treatment system is composed of main sewer lines along community roads which employ either gravity or lift station pumps for transport to the waste-water treatment plant across highway 107. The plant is permitted annually by the state and is

monitored daily. As with the POA water supply, the treatment capacity of the existing treatment facility exceeds both the current and potential usage requirements of Wade Hampton Golf Club.

This winter the POA hired Lofquist and Associates out of Sylva to do an analysis and engineering report on the over-30 year old treatment plant. While the system is operating efficiently and properly, there is no mechanism in place for the plant to be by-passed in order to do maintenance or repairs, and at some point in the future this will need to be addressed. One option will be to add a secondary treatment plant and the POA is adding to its reserve account annually for capital expenses such as this.

In 2016 the POA hired Stillwell Engineering to do a study of the Wade Hampton road system. Several areas of concern were noted and there was a follow-up boring analysis done by a firm from Greenville. Major structural issues were found in two areas of Chimney Top Road where water flows underneath, resulting in deteriorating head walls and erosion. This year the POA addressed the first area located near the Hayes and Kelly homes by replacing the old railroad tie retaining wall with a boulder wall and concrete and also strengthening the existing culvert floors. Next to address will be the area where water flows underneath the road near the Club's #7 green.

Because an as-built diagram of water and waste-water lines in the community roads and shoulders was never done, this year the POA hired Geovision to utilize ground-penetrating radar to map the infrastructure. The new paper and digital map files which show the locations of water and sewer lines, as well as all visible water taps, manholes, etc. will be a valuable resource for the POA and Steve Queen has already utilized these maps in recent water breaks.

Administrative

2019 began with 3 new homes under construction and several remodeling projects underway. Two of those new homes are complete and there are several new- home submissions anticipated by the end of this year.

Currently Wade Hampton consists of 160 homes (built or under construction), 73 buildable lots and 22 unbuildable lots, owned by 231 association members. The community comprises about 722 acres with about 7 ½ miles of roadway.

Northland Communications, Wade Hampton's internet provider, has been sweeping all existing lines and boxes in Wade Hampton this season, identifying and repairing or replacing bad equipment and lines in the field in advance of coming upgrades. The poor condition of the infrastructure due to age and neglect was underestimated, so although this has taken far longer than anticipated, the network has been greatly improved in the process. The work is about 80% finished - and it is now hoped that by the end of next month, the 100 mg upgrade will be available to Northland customers.

Depending on the amount of broadband desired by internet users to run devices, stream, etc., not everyone will opt for the increased speeds. But for those who do upgrade, the next step will insure that home modems can handle the 100 mg and the POA will work with Jerry Blackburn on this step over the winter.

Sandy was asked to inquire about Northland providing the Golf Channel on their network and Sandy will investigate.

Answering another question, Sandy explained that the recent mapping of utility lines was done along POA-owned roads but lines on private property were not mapped.

Mr. Ritter answered a question about the blue flagging along the boundary of Chimney Top Trail and High Hampton. He explained that Chimney Top Trail encroaches on High Hampton land in that area and High Hampton has agreed to deed Wade Hampton the land in question, to remove the encroachment. In addition, the POA asked High Hampton to consider deeding the POA land around the POA's main well #11 so that the POA can erect a security fence around the well and then screen the fence. High Hampton has agreed to this as well. The POA attorney has advised that these two small land transfers can be approved by the POA Board and the only costs to the POA will be the surveys and deed recording.

The orange flags in the same general area relate to the boundary between Wade Hampton and Chattooga Development across from the tract known as the Hanks House. Mr. Rivers has been promoting a development plan for that parcel, but any improvements must be developed under an existing Conservation Easement (which also includes Wade Hampton W14). Mr. Rivers' plan did not conform to the easement so a group comprised of Wade Hampton POA, Wade Hampton Golf Club and Arrowhead Community sought legal counsel to advise Mr. Rivers of those restrictions. Following numerous meetings and communications between Mr. Rivers and various interested parties, no further actions have been undertaken by Mr. Rivers at this time.

The restrictive signage posted along the Wade Hampton and High Hampton boundary in several areas where access in to High Hampton has existed in the past was asked about, and it was explained by Mr. Ritter that walking in to High Hampton is no longer allowed, much as Wade Hampton doesn't allow non-members to walk in Wade Hampton.

Mr. Ritter noted that there are a number of newly-platted High Hampton lots located along but up from Chimney Top Trail, and it was his opinion that most of that development will not be highly- visible from WH. In addition, most of the owners of those High Hampton lots would not want to clear a view to Chimney Top Trail.

Mr. Ritter turned to the POA financials, a copy of which attendees were given for the meeting. The POA is managed on a cash basis, with most of the year's revenue coming in the first of the year in the form of member assessments. The POA Board meets every month to review the financials. Dixon-Hughes, who also audits the Wade Hampton Golf Club, audits the POA every

year, and there were copies of the 2018 audit at the meeting. The net cash projection for 2019 is a very small surplus which will be added to the capital reserve. At the end of each year, any net surplus in cash is transferred to the capital reserve account, which was established to address future large capital expenditures anticipated by the POA. Anticipated capital improvements include improvements to the WH sewer system and water system and major road work.

Mr. Ritter answered a question about the Club's new employee housing facility. The employee dorm contains 16 bathrooms, roughly equivalent to 4: 4 bedroom Wade Hampton homes. Because many of the services paid for out of member assessments are not available to employees, it was decided that the Club would be charged 50% of the annual residential assessment on 4 homes. In addition, the Club asked that during the winter, when the golf course's irrigation system is turned off, maintenance be allowed to tap in to the POA water system for water to fertilize, etc. That request has been approved. It was noted that the Club pays for all of the infrastructure for these improvements.

There was a discussion about the location of security cameras capturing license plates as people enter and exit Wade Hampton's gates. Sandy will talk with Don to make sure we are recording vehicles entering the gates as well as exiting.

Mr. Ritter then introduced Wood and Jody Lovell, who are the owners and primary Brokers of Highlands Sothebys' International Realty, with offices in Highlands and Cashiers. The Lovells provided attendees with several hand-outs which summarized real estate activity in 2019 and this year in comparison to previous years. The Lovells also discussed Wade Hampton sales in terms of number of sales, average sales price, etc. Jody discussed current trends she sees in the marketplace and then took questions from the meeting attendees.

A member asked about issuing permanent gate-entry passes to family members of Wade Hampton residents. Mr. Ritter explained that in order to control who enters Wade Hampton, policies include the requirement that non-members, including friends and family members, must check in with Security. To assist family members, the POA offers temporary passes to visitors which will open the members- only gate and south gate, and the POA has an after-hours service at the key boxes for remote opening of the gates. Members are always encouraged to make advance arrangements for after-hours entry of family and guests with Security. If a vehicle with a car sticker is no longer in the possession of a member, that member should advise Security so that the sticker can be de-activated.

The proposed slate of officers for the Wade Hampton POA Board for the term 2019-2020 was proposed and approved unanimously.

With no further business to attend to, the meeting was adjourned at 2:15 pm.

