

**Minutes of the  
Uwharrie Point Community Association  
Board of Directors Meeting  
Wednesday, December 21, 2011**

The Uwharrie Point Community Association (UPCA) Board of Directors met on Wednesday, December 21, 2011 at 3:00 p.m. at the ONSC Clubhouse. Board Members in attendance were Bill Meyerhoff, Sharon Matheny, Larry Ingold, Pat Burkart, Jeff Sepesi, Jeff Smith and Ed Pyatte. Also present was UPCA Manager, Kim Orick.

President, Bill Meyerhoff called the meeting to order at 3:00 p.m. and attendance was taken.

Kim Orick reported that the minutes from the November 2011 Board of Directors meeting and Executive Session were approved via email on November 30, 2011. Sharon Matheny made the motion to accept the minutes as provided. Bill Meyerhoff seconded the motion. The motion passed.

In the absence of Scott Bell, Manager Kim Orick presented the Business Report which included past dues and November 2011 financials.

Kim Orick presented the ARB Report.

Larry Ingold presented Finance Committee report. Larry Ingold made a motion to limit activities of the Community Promotion & External Relations (CPER) Committee to only promoting the community, at this time. Further, that all activity relative to the zoning / lot combination Declarant right issue will become the responsibility of the Finance Committee, as this is directly related to revenue. Ed Pyatte seconded. Following discussion, Pat Burkart made a motion to postpone the vote until the CPER Committee report was reviewed. Jeff Sepesi seconded. There was no debate and the motion passed.

Sharon Matheny presented the Infrastructure/Landscape Committee report. Sharon reported that quotes had been received for several sign replacements in the community. The lowest quote was received from Classic Signs for a cost of \$6,879.60 which includes a 10% discount if the order is placed before the end of the year. In accordance with the Spending Procedures Policy, the proposals were reviewed and approved by the Infrastructure/Landscape Committee chair and final approval was received from the Finance Committee chair. The order was placed on December 16 and work should begin in January.

Pat Burkart presented the Community Development Committee report.

Olin Giles provided a written Security Committee Report for the Board's review prior to the meeting.

Rich Schaefer provided a written Yadkin Relicensing Committee Report for the Board's review prior to the meeting.

Bill Meyerhoff made a motion to amend the Nominating Committee Charter. Jeff Sepesi seconded. Following discussions, Bill Meyerhoff retracted his motion. Sharon Matheny made a motion to abolish the Nominating Committee and when self-nominations are opened to the community, the Board will announce any significant issues or projects the board will be working on the coming year and encourage association members who may have experience or special skills in those areas to submit their willingness for candidacy. Ed Pyatte seconded. The motion passed.

Kim Orick presented the Management Report.

At 4:05 p.m. the Jeff Smith made a motion to enter into Executive Session to discuss legal matters. Following discussion, Bill Meyerhoff made a motion to end Executive Session. The motion passed and at 5:30 p.m. the Board returned to regular session.

Following Executive Session, Bill Meyerhoff called the question of the previous motion from the Finance Committee concerning activities of the CPER Committee. Larry Ingold seconded. A vote was taken and the vote was tied with one abstention and therefore did not pass.

With there being no additional business, at 5:39 p.m., Jeff Smith made a motion to adjourn the meeting. Pat Burkart seconded the motion. The motion passed unanimously.

*These minutes represent only actions taken by the Board. Additional information or topics that the Board is working on are provided in the monthly newsletter.*

These minutes of the December 2011 Uwharrie Point Community Association Board of Directors meeting are accurate.

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Pat Burkart, Secretary