* The annual general meeting was held at the Pavilion in Maggie Valley. Jean Dilley called the meeting to order at 5:02pm.
* Board members in attendance: Jean Dilley; Diane Holden; Emma Beckner; Judy Turner; Bill Gunn; Otis Sizemore; Jaci Reynolds; absent: Bob Woltil
* Despite notice of the meeting sent by USPS to all members and non-member property owners 30 days prior to the meeting and notice given in three editions of The Mountaineer, only 35 members attended the meeting. Materials distributed electronically prior to the meeting included minutes from last year’s annual meeting and a financial recap for 2021-2022.
* Jean Dilley welcomed all participating members to the meeting. She introduced members of the Board and announced the 3 individuals who were up for election – Judy Turner (for re-election), Jim Barrett and Alicia Cox. She thanked retiring Board members Jaci Reynolds and Otis Sizemore for their support. Only 4 ballots were received electronically and with the voting of those in attendance the three individuals who were proposed for nomination were elected to the MVCCE POA Board.
* The minutes for the 2021 Annual Meeting were sent electronically to all members. As there were no questions or change, the minutes were approved by the membership.
* Judy Turner reported that there are 440 properties within the POA, with 333 property owners. Last year there were 245 members. As of July 9, 168 members have paid 2022-2023 dues. All who volunteered to help during the previous year were acknowledged and thanked for their support.
* Jaci Reynolds provided a financial recap for 2021-2022. There were no questions or comments.
* Diane Holden announced that there are 9 new property owner signs to be installed and that there are 9 additional signs to be completed.
* Bill Gunn made comments regarding the neighborhood security, focusing on the importance of vigilance and communication. He mentioned several incidents which have occurred during the past year. Bill is a member of the sheriff’s auxiliary and participates in drive throughs of the community. Please report unusual activity to Bill at 828-400-0070.
* Additional security issues include individual fireworks within the POA and the Board’s inability to take action. This raised the issue of the previously proposed NC Planned Community Act and its ability to give the Board the ability to regulate adverse behavior with enforcement guidelines. Additionally, the issue of aggressive bear behavior led to a discussion of how best to scare them away as well as prevent problems in the first place
* Otis Sizemore highlighted deed restrictions that impact all properties within the POA that the roads are common areas for the use of all and no property owner has any right to the roads nor can impede traffic.
* Jim Barrett provided an update on current road issue. Road maintenance is directed to providing long term solutions. The roads are deteriorating because of silt, leaves, and debris accumulating in ditches and culverts. Therefore, there is a major effort to remediate this problem. The ice build-up on Country Club Drive during the winter was an issue for discussion.
* CB Turner provided an update on the waterfall behind Old Still. The Town of Maggie Valley has put the property on the market for residential purchase. While there have been several initial offers, they have been withdrawn when the potential buyers realized the difficulty of building multiple homes on this property. It is still on the market.
* The meeting was adjourned at 6:16 pm.

Respectfully submitted,

Jean Dilley and Judy Turner