

**Fines Creek Community Association
Monthly Meeting of the Board
August 25, 2026**

Board members present: Michael McAdams, Benny Lanning, Karen Hammett, Mary Coker, Betty Heatherly, Donna Arrington and Janet Small

Absent: Kat Barzeski

Meeting called to order: 6:38pm by President Michael McAdams

Agenda for the meeting was distributed to all Board members present.
Member's meeting to follow the Board meeting.

Secretary Minutes - Janet

The approval of the Minutes was moved to the end of the meeting, see below.

Report of the President - Michael

Informational highlights of current and ongoing activities at the Center
(See attachment)

FACEBOOK - Rabies Clinic by Mary C, informational details to be posted.

Treasurer's report - Karen:

Financial reporting thru August 25, 2026:

Highlights include General Operating reimbursements for maintenance purchases and monthly payments for electrical and internet services. A Restricted Operating payment was made to Metzger Electric.

Balance Sheet Account Balances:

General Operating	\$ 22,181.21
Manna Operating Balance:	\$ 14,270.78
Manna - Regular Balance:	\$ 3,021.80

Home Trust Checking Balance:	\$ 22,662.15
Home Trust Money Market:	<u>\$ 77,418.32</u>
Total Cash/Savings:	<u>\$100,080.47</u>

Motion was made by Betty to accept, seconded by Bennie to approve the Treasurer's report. Motion carried.

Committee Reports:

Events (Michael): Fish Fry - Volunteers have been contacted but other members are stepping up to be available.

Canning (Laryssa): Currently canning jellies and jams. To-date have earned over \$1,500.

Building/Maintenance - Project List - active list of projects currently being worked by Michael and Reese.

Landscaping (Bennie) - Will need at least a month but should be done prior to severe winter weathers.

Old Business:

Website & Donation Button (Karen); Remains a work in progress, currently it is being worked on.

Auditorium Soft Opening (Mary) October 24 - Free event, the day's activities will include local bands, food trucks and popcorn.

Memory Wall at Auditorium (Mary) - She reported the project is moving forward. It was requested to have the project started prior to the upcoming October event.

Memory Frames Specs - Size no larger than 16" x 16". Frame's contracted price will include a protective glass cover and the identifying person's information inside the frame.

Bennie made the motion for the Memory Frame, the Board move forward at a cost of \$100 for 5 years. Further discussion the Board will furnish the frame with glass or purchasers could provide their own frame. Frames purchased by FCCA would remain FCCA's property. Motion was seconded by Karen then carried. Mary to follow up on any necessary details to move this project forward.

Elections (Michael) - scheduled for next month - September.

Two people have come forward to be on the Board, Adam Blanton and Brenda Beasley.

Two Board members Mary Coke and Janet Small are scheduled to come off and have indicated they will remain, if unopposed.

New Business:

Water Lines - (a brief history document handed out, see attachment) - Request for additional water to be used in the FCCA building cannot be fulfilled. A recent meeting to discuss the need was held with the Fines Creek Volunteer Fire department Fire Chief for a possible upgrade of the current well to a bigger well. Necessary for a bigger well, would require the need for a larger drainage area. It was determined, FCCA is beyond the capacity to do more drainage to the current drain field and the previous well is contaminated. Conclusion, the Fire department water will continue to be our source of water which is limited to 50 gallons daily.

Dogs in the Building - all dogs must be kept out of the buildings. K9 detection dogs for training purposes may only be used in the basement areas of the gym. Any of these dogs are limited to one being out at a given time and are always under the supervision of a law enforcement officer. Karen made the motion that there be no dogs in the building(s) other than the detection dogs which would be limited to the gym basement area or is a bonafide service dog on a leash. Betty seconded the motion. Motion carried.

Tenant Leases - (Tenant Leases, see attachment) - Tenant / Rental Rates were set October 2025.

All tenant agreement leases are current with the exception of Room #1. As a business incubator, we offer businesses a reduced rate. In fairness to all tenants, we need to have a written agreement with terms and conditions. To avoid any conflict of interest, facilities rates have been established and Board approved. Room #1 - The monthly rate for rent will increase by a progressive amount over the remainder of the 2026 calendar year. Additional discussion: rental rate to be charged, a progressive monthly rate increase, effective dates and amenities of the room location.

Karen made the motion to share this information with Kat Barzeski regarding her tenancy and rental terms in writing, to be sent to her via certified mail, signed by the Executive Board within the next five days. Bennie seconded the motion. Further discussion, the letter will be put together within the next five days or by Monday (August 31), giving her a 30 day notice. In the state of North Carolina, required notice to a tenant is seven days if there is no written lease. Motion carried.

Sign on Rush Fork - received a \$1,000 donation designated toward the purchase for new signage. Based on a previous \$2,000 quote from A-Z Printing, an additional \$1,000 would be required from the Association. Bennie made the motion for FCCA to help fund the signage on Rush Fork at \$1,000. Janet seconded. Motion carried.

Mary made the point that funds earned from the Memory Wall can be used to help with Community Association ventures.

Breezeway Doors - received a \$2,000 donation to be used for two new 36" doors with a removable center post which will come out when receiving the delivery of goods. Panic hardware will be installed on the doors satisfying the fire marshall's requirements. Karen made the motion to replace the west facing dining hall doors with two smaller doors with a center removable mullion to have access for pallets. Betty seconded. Motion carried.

Cannery Lease - Windows - (south end) - rental of Cannery (south end) used to store Carl and Anita Lee's household goods while their home is being built. The rental contract will be written to their building contractor for a period of 90 days. As present, the rental contract will not commence for 90 days at a fair market rate. .

Survey (Karen) - hand-out survey to the Community. Purpose of the survey, to let the Community know what is going on at the Community Center and receive their feedback.

Possible ways to reach the people: Upcoming Fish Fry, Computer Class, Manna give-out, FaceBook page, FCCA outdoor calendar or post at local restaurant's bulletin boards.

Secretary Minutes - minutes from the June 30, 2026 meeting were individually read by the present Board members. Motion was by Karen, seconded by Bennie to approve the minutes. Motion carried.

Any additional Business, announcements or community news:

Library - Community people need to come to the Library. Adam to update our website's Facebook with a posting.

Board and Community meetings were incorporated into one meeting since there were few Community members present.

Meeting adjourned: 8:27pm

Respectfully submitted by
Janet Small, Secretary