



# Clearwater Creek

Property Owner's  
Association

181 Clearwater Parkway  
Rutherfordton, NC 28139

[www.clearwatercreeknc.com](http://www.clearwatercreeknc.com)

| (828) 829-1810

## Annual Board Meeting

10/18/2025

## Pledge of Allegiance

## Call to Order

## Attendance:

- President – Jeff Bean
- Vice-President – Gaye Ziegler
- Treasurer – Dan Bails
- Secretary – Vacant
- Alternate – Claudia Williams
- Alternate – Tom Buchal

There were approximately 20 property owners (including board members) who attended the POA Annual Meeting on October 18, 2025. The meeting was held at the Rutherfordton First Baptist Church Fellowship Hall at 246 Main Street, Rutherfordton, NC at 10:00 am.

## Treasurer Report:

- Gaye Ziegler reviewed the 2025 Budget vs Actuals.
- A total of \$29,790.00 from the annual dues was deposited into two Edward Jones Accounts. One account is the Emergency Fund, and the other account is for future road repairs.
- The POA had unexpected expenses due to the damage from Hurricane Helene. Two culverts had to be repaired and the road replaced. A claim was filed with the insurance company for this damage; however, the POA has not received any insurance funds. The damages were paid for from the Edward Jones Emergency Fund.
- The Proposed 2026 Budget was briefly discussed. Dues for 2026 will remain at \$400.00. The Budget Ratification Meeting is scheduled for October 24, 2025, at 6:00 pm. The meeting will be held at the POA office.

## Maintenance Updates:

- Jeff Bean reviewed the maintenance work that was performed in 2025 and the ongoing storm damage cleanup.
  - The culvert on Cross Creek was repaired from Helene damage.



# Clearwater Creek

Property Owner's  
Association

181 Clearwater Parkway  
Rutherfordton, NC 28139

[www.clearwatercreeknc.com](http://www.clearwatercreeknc.com) | (828) 829-1810

- The culvert on Clearwater Parkway was repaired from Helene damage, and the road was repaved.
- New mulch was placed at the community park and the both gates.
- The porch area in front of the POA office was screened in to prevent damage from nesting birds.
- The old gazebo was removed, rocks moved, and the land leveled.

## Other News:

- The Board worked with property owners outside of the gate who requested that they be removed from the POA. The Board contacted our attorney to determine what would have to be done and the approximate cost. Property owners decided that they did not want to incur the cost of de-annexing.
- The Board scheduled a hearing with one property owner to discuss issues regarding the owner's dogs. The Board has taken the appropriate action to handle future complaints with the property owner.
- The Board is seeking volunteers to join the Welcoming Committee.
- The Board is seeking volunteers to join a Landscaping Committee to work with Juan Jimenez to clean up the kudzu around the fountain area, remove overgrown bushes, clean the fountain, and plant new shrubs and plants.
- Jeff Bean also brought up the future projects that the Board has discussed:
  - Moving the keypad, bear, and concrete pad at the back gate to make it easier for large deliveries to make it through the gate (i.e., modular homes).
  - Replacing the rubber mulch under the playground area at the community center.
  - Repairing the Woodstock culvert that has storm damage.
  - Replacing the internet service at the POA office with Starlink.
- Jeff Bean brought up the fact that all property owners are paying a fee for county wide internet services; however, Clearwater Creek will not have the connectivity. He suggested that the property owners contact the county to complain.
- Several owners suggested that the Board look into hiring a Management Company to oversee the POA affairs. The Board agreed to explore options and costs and provide this information to the property owners.

Motion to adjourn was made by Jeff Bean and seconded by Gaye Ziegler.