



Clearwater Creek

Property Owner's
Association

181 Clearwater Parkway
Rutherfordton, NC 28139

www.clearwatercreeknc.com | (828) 829-1810

Budget Ratification Meeting

10/24/2025

Attendance:

- President- Jeff Bean
- Vice President- Gaye Ziegler
- Secretary- Heidi Williams
- Alternate- Claudia Williams
- Member at-large- Tom Buchal

The meeting was held at the POA Community Center on 10/24/2025 at 6:00 pm. There were a total of 17 property owners (including board members) in attendance at this meeting.

2026 Budget Review:

- Gaye Ziegler and Jeff Bean explained how the 2026 budget was developed based on the prior year actual expenses and POA dues income.
- Heidi Williams asked if the expenses listed in the proposed budget were actual expenses or estimated expenses.
- Heidi Williams requested that the board adopt a formal RPF (request for proposal) process for expenditures.
- Juan Jimenez asked what could be done about the kudzu on lots not owned by the POA.
- Gaye Ziegler explained that between October-January, the POA has no income, as her interpretation of the covenants states that dues cannot be sent out prior to January 1st. Jeff said he will contact the POA attorney to ask if that is the case.
- Heidi Williams asked for a line-item budget to be shared with all POA members for transparency.
- There were many questions about the \$13,669 proposed expenditure for moving the keypad at the Mountain Creek Gate community.
- Dorian Zimmer asked if the POA required a certificate of insurance from contractors. Jeff will check with POA attorney on legality of requiring this.
- There was a motion to accept the 2026 proposed budget by Tom Buchal and seconded by Dough Morales. Gaye called the vote and the budget was adopted with zero nays.
- The budget meeting was adjourned at 6:45 pm.