

General Membership Meeting: Saturday July 15,2017

The meeting of the property Owners was called to order at 9:03am
All board members present with the exception of Max Putman and Ray Nazare

Tim Wagner opened with a welcome to everyone and offering copies of the agenda for the meeting. He noted that following our meeting a presentation for “Firewise” (arranged by Katherine Cross) lead by Deputy Chief Pearson and Buncombe County Ranger Rob.

Pete Goodson Treasurer handed out an accounting report and shared his qualifications. He stated his background in finance. He stated we are in good financial shape at the moment. He did note that the road repairs that were to have started and completed have not which is why there is a large balance in the account.

Tim Wagner and Neil King both spoke on catching up on the deferred road maintenance as well as the availability of Appalachian Paving; the company we contract with, that because of the rainy spring have not begun work.

Report from the Road Committee:

Presented by Neil King

members involved are Dave Morrison, Steve Brown and Paris Eldridge. Due to health issues Paris will be stepping down, the committee is looking for another member willing to assist in this area. Neil offered an in-depth look into the process of our evolving road situation and balancing upkeep. Neil described the work complete last fall and detailed the \$10,000 set aside for work on the berms which are the shoulders of the road.

Jennifer Taylor questioned what BST was and how vital it is for our roads.

Neil King reached out to members present in looking for a person to assist with taking care of the front gate. This role involves changing codes when necessary and maintenance. Updating the entry system was also discussed as a future consideration. Steve Brown a full time resident generously offered his assistance in this area. There was a discussion on accessibility to fire, rescue etc

Vicki Greenan reported the following:

Thirty six eligible votes were casted electing Tim Wagner to continue another term as President and for Pete Goodson to serve a three year term as Treasurer.

The results of the election also indicated that of the 36 votes cast ;16 votes were cast for the first proposal which was the lower road assessment, while 19 votes were cast for the second proposal which was for the higher assessment.

1 member refrained from voting.

The Approval of the Annual Road budget was for \$1156 Lower Neighborhood/\$1487 Upper neighborhood.

The Annual General Budget (non-road)was unanimously approved

There was a brief discussion going back to the Treasurers report which indicates a surplus. While depending on which accounting method is being used, the actual surplus could be slightly different than the amount shown on the budget report.

Using the current accounting method though the amount of \$27,689.99 is an accurate number for the surplus funds available for fiscal year 2017-2018.

These funds are for the road work which was not completed due to weather in the spring.

Dave Morrison discussed the snow removal operation that he assists with in conjunction with Ryan Jones. There is a priority system for snow events (that will last for more than 72 hours) and that they are committed to working within the current budget.

Tim Wagner spoke of the plan review process for new home building, garages and additions. Looking for volunteers to join this committee.

Big thank you was given to Joni Lawler and John Pace who volunteered immediately to this request.

Website updating and better communication was a concern that was addressed by the new secretary Vicki Greenan.

Tim Wagner wanted to recognized two prior members who devoted many years and time to Alpine Mountain by serving as treasurer and secretary Mary Ann Eldridge and Peggy Barach.

Barbara Scott discussed a different proposal for HOA fees; increasing the upper while decreasing the lower, and was informed of the steps that needed to be taken to amend the covenants and change the current assessment formula.

A “site mirror” was requested by Jennifer Taylor to replace one that is missing or may be obscured from view. This issue was referred to the road committee for determination.

Steve Brown shared the Facebook page he is a moderator for Alpine Mountain Swannanoa.

The meeting adjourned at 10:10am.