



ALPINE MOUNTAIN HOMEOWNERS' ASSOCIATION

ANNUAL GENERAL MEETING Agenda

July 13, 2019

9:00 AM

Call to Order at: 9:04 AM

Neil King

- Board Attendees: Tim Wagner (via phone), Neil King, Pete Goodson, Joni Lawler (via Phone) Paris Eldridge, Ken Lugo and Bo Wallace
- General member attendance record is attached

Financial Report

Pete Goodson

- Income was \$119,041 vs budget of 103,464. Primary difference being \$12,500 collected for road impact fees
- Collected all undisputed assessments
- Other non-budgeted income:
 - Donations – \$4,287 (monies collected from a former member who was offsetting the cost they paid for some road improvements against their annual assessment. Member sold home therefor the remaining balance accrued to the Association)
 - Finance Charges - late charges collected
 - Reimbursements – Waste Management reimbursed expense for damage done to gate Legal expense – recovered legal fees from lien on member
- Expenses were \$139,031 vs budget of \$103,464. Primary difference being additional road repairs resulting from deferred repairs from last year. Residual funds were carried forward.

Motion to approve: Dave Urion 1st; David Morrison 2nd passed unanimously.

Audit report

Pete Goodson

- Certified by Lake Wiley Tax & Accounting
- Passed; will be in records

State of the Mountain

Neil King, Tim Wagner

- Mountain is in good shape.
- Roads best condition they have been in
- New energetic owners

Other Reports - overview of the past year

- **Road Maintenance Committee**

Neil King

- King distributed a written report of work completed last year (attached)
Wildflower and Lady Slipper Trail have some ditches in need of repair
- Will continue overlaying to the extent funds are available
- Owners who choose to, may cut back trees, branches, etc. that are causing a hazard within the 60 foot road right-of-ways. Doing so however is at their own risk
- No plan yet for continued road maintenance. Will revisit after winter season.
- Neil King will no longer serve as the Road Committee chairperson however, will continue to participate on the committee for the next year

- **Gate**

Steve Brown

- Steve not in attendance – we do have issues with rebooting when storms pass through

- **Snow Removal**

Neil King, Tim Wagner

- Arrangements need to be made to have vendor in advance of storm ready to come to Alpine Mountain
- Need several people on mountain to help monitor difference sections of mountain. Top always the worst
- We should not buy equipment due to potential liability
- Association has no obligation to remove snow off mountain
- Asked for volunteers - David Urion volunteered to help source contractors

Election of Directors and Officers - Vote Tally

Pete Goodson

- Neil King Approved as President for new term and expires 6/2021
- Joni Lawler Approved as Secretary for new term and expires 6/2020
- Pete Goodson as Treasure term expires 6/2020
- Higher AMHOA dues passed
- Effective immediately : **Lower Neighborhood \$1209 Upper Neighborhood \$1554**

Budget - New Fiscal Year

Pete Goodson

- New budget for fiscal 2019/2020 was submitted for consideration (attached)
- **Motion by David Urion and seconded by Dave Morrison to approve the budget and carry forward residual monies passed unanimously**

Open forum and one off discussions

- Suggestion made to install speed limit signs will be referred to new Road Committee for consideration
- Two new homes are under construction
- Clarified the road impact fee for new home construction is \$5000 and \$2500 for major remodeling
- Clarified cost of audit was \$100
- *A special thank you to Tim Wagner for his service and will remain Director at large.*
- *Thank you to Juanita Carrier for monthly luncheons*
- *Architectural Committee - Joni Lawler and John Pace*
- BST Application expense should be included in general road maintenance
- Clarified that no BST was applied this past year. Expense shown in that line item was actually the expense of re-grading the gravel portion of MT Lily Ridge Drive and pulling the ditches

- Suggestion made to have yellow lines in place where possible down the middle of road and to install additional mirrors at blind curves will be referred to new Road Committee for consideration
- **Motion to adjourn made by Dave Morrison, seconded by Miles Adair and carried unanimously.** Meeting adjourned at 11:11 AM

Alpine Mountain Homeowners Association

BUDGET VS. ACTUALS: 2018-2019 - FY19 P&L

July 2018 - June 2019

	TOTAL			
	ACTUAL	BUDGET	REMAINING	% OF BUDGET
Income				
Monies Collected	100,112.67	103,464.00	3,351.33	96.76
Donations	4,286.69		-4,286.69	
Finance Charges	1,394.24		-1,394.24	
Paypal Service Fees	-42.21		42.21	
Reimbursed Expenses	679.45		-679.45	
Reimbursed Legal Fees	111.00		-111.00	
Total Reimbursed Expenses	790.45		-790.45	
Road Impact Fee	12,500.00		-12,500.00	
Total Monies Collected	119,041.84	103,464.00	-15,577.84	115.06%
Total Income	\$119,041.84	\$103,464.00	\$ -15,577.84	115.06%
GROSS PROFIT	\$119,041.84	\$103,464.00	\$ -15,577.84	115.06%
Expenses				
General Expenses				
Accounting	3,325.00	2,200.00	-1,125.00	151.14%
Electricity and Misc Operations Expense	865.03	1,100.00	234.97	78.64%
Emergency		4,914.00	4,914.00	
Gate	679.45	1,200.00	520.55	56.62%
Insurance		750.00	750.00	
Habitational Liability Ins.	694.00		-694.00	
Total Insurance	694.00	750.00	56.00	92.53%
Legal Fees	134.36	4,400.00	4,265.64	3.05%
Trash Removal	4,786.19	4,550.00	-236.19	105.19%
Total General Expenses	10,484.03	19,114.00	8,629.97	54.85%
Roads				
Berm mowing/ trimming	2,500.00	3,000.00	500.00	83.33%
BST Application	7,650.00	7,000.00	-650.00	109.29%
Culvert & Tree Maintenance	2,200.00	8,500.00	6,300.00	25.88%
Road Repair	112,127.15	61,150.00	-50,977.15	183.36%
Winter maintenance	4,070.00	4,700.00	630.00	86.60%
Total Roads	128,547.15	84,350.00	-44,197.15	152.40%
Total Expenses	\$139,031.18	\$103,464.00	\$ -35,567.18	134.38%
NET OPERATING INCOME	\$ -19,989.34	\$0.00	\$19,989.34	0.00%
NET INCOME	\$ -19,989.34	\$0.00	\$19,989.34	0.00%

Alpine Mountain HOA Budget FY 2019-2020

Assessments at : \$1209 & \$1554

EXPENSES

Income

Assessments	100,864
Finance Charges	1,000
Road Impact Fees	
Reimbursed Expenses	
Misc	100
Total income	101,964

General Expenses

Accounting	2,500
Electricity and Misc Operations	950
Emergency	4,114
Gate	1,200
Insurance	750
Legal	3,500
Trash	4,950
Total General Expenses	17,964

Road Expenses

Berm mowing & Trimming	2,500
BST Application	7,200
Culvert & Tree Maintenance	6,500
Roads Repair	63,000
Winter Maintenance	4,800
Total Road Expenses	84,000

Total Expenses	101,964
TOTAL INCOME	101,964

AMHOA ANNUAL MEETING

July 13, 2019

REPORT OF THE ROAD COMMITTEE

Fiscal Year Ending 6/30/2019

1. ROAD REPAIRS

- Overlay asphalt paving 72,248 SF (no BST applications)
- Regraded gravel portion of Mountain Lily Ridge Drive and pulled ditches

2. BERM/DITCH MAINTENANCE

- No expenditures thus far in 2019, problem with contractor used in the past

3. TREE REMOVAL - Non-budgeted

- 2 downed trees due to storms cleared (some volunteer labor)
- Downed & removed 6 dead trees around mail boxes

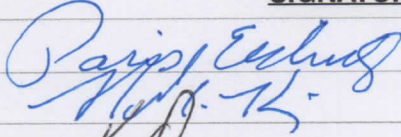
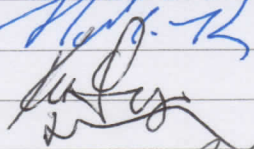
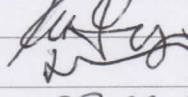
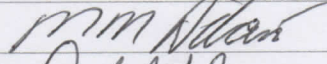
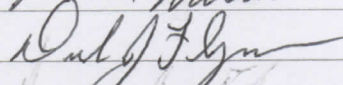
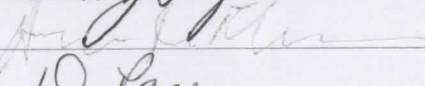
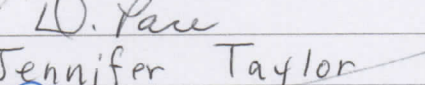
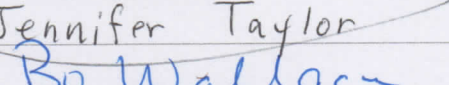
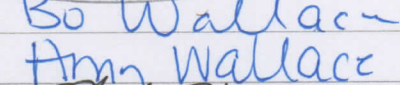
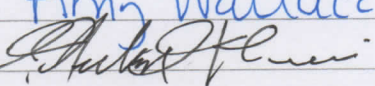
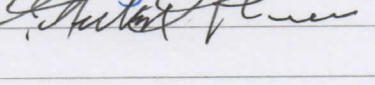
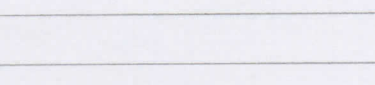
4. WINTER MAINTENANCE

- Two snow/ice events requiring contracted services

AMHOA ANNUAL GENERAL MEETING

July 13, 2019

SIGN IN SHEET

<u>PRINTED NAME</u>	<u>SIGNATURE</u>
PARIS EIDRIDGE	
NEIL KING	
KEN LUGO	
DAVE BARACHT	
MILES ANAIR	
Derek Flynn	
Amanda Flynn	
Doris + John Pace	
Jennifer Taylor	
Bo Wallace	
Amy Wallace	
MIKE CARRIKER	
PETE GOODSON	
DAVE MORRISON	
DAVE URION	