



AMHOA MEETING NOTES

Date: Jul 13, 2019
To: AMHOA Board
From: Joni Lawler - Secretary
Subject: Meeting After AMHOA Annual Meeting – July 13, 2019

Attending: Tim Wagner (by phone), Pete Goodson, Neil King, Ken Lugo,
Bo Wallace, Paris Etheridge, Joni Lawler (by phone)

Neil King opened meeting at 10:20 AM

Neil – New President – Welcomed and opened with the following suggestions:

- Board Meetings to be scheduled in advance – have on our calendars
- Qtrly Meetings, suggested times after 7PM, Tuesday evenings
- Annual meeting 2nd Saturday of July every year
- Want ballots back by June 30th
- Joni to mail ballots by May 28th

Committees

- Road Committee
 - Bo Wallace - Chair, Mike Carrier, David Urion, Paris Eldridge
 - Neil will volunteer to stay a year
- Snow Removal
 - Michael Carrier
 - David Urion
- Ditches, Culverts, Tree Trimming, Berm
 - Ken Lugo & Bo Wallace
- Gate
 - Steve Brown (as previous year also)

- Architectural Review Team
 - Joni Lawler
 - John Pace

Discussion:

Plan Approval:

The process and requirements for submitting plans for approval are posted on the website and available for compliance. Plans will be rejected if any information required is missing.

- The Road Impact Fee should accompany submission. Check will be deposited and final approval withheld until funds clear.
- Construction may not commence until final HOA approval is issued and a copy of the approved building permit is submitted

Road Maintenance Recovery:

Neil and Pete briefly reviewed the issue of several property owners who do not pay assessments or otherwise contribute to the cost of road maintenance. It is the HOA position that any owner benefiting from use of the private roads has an obligation to pay their fair share of those costs associated with the portion(s) of the roads they use.

Neil and Pete will meet in early August to formulate methodology for calculating respective costs based upon actual expense incurred this year. Once determined our case will be presented to those owners. If they still do not agree, recovery will be pursued by Pete in small claims court.

Motion for approval: Neil King 1st Bo Wallace 2nd **Passed**

Berm mowing/trimming, tree trimming and ditch/culvert cleaning

In the past mowing and trimming has been done once a month during the season, May through November at a cost of \$500 month. Culvert and ditch cleaning should be done in November after all the leaves have fallen but was not done last fall. This cost is approximately \$1500. A landscaping company, EarthScapes has done this work in the past.

Neil has been unable to get EarthScapes to complete any of this work thus far this season. Getting this work done will be pursued by Ken and Bo. We should not pay EarthScapes until and if they complete their work to our satisfaction. Ken and Bo will also pursue how we accomplish this work going forward. It's possible this work could be accomplished by volunteers. Any contractor used to do work for the HOA is required to provide a certificate of insurance naming the HOA as a co-insured.

Adjournment at 11:11AM