



Alpine Mountain Homeowners Association
P.O. Box 202
Black Mountain, NS 28711

AMHOA MEETING NOTES

Date: May 15, 2019
To: AMHOA Board
From: Joni Lawler
Subject: Conference Call Meeting – May 14, 2019- 7:30 PM
In attendance - Tim Wagner, Pete Goodson, Neil King, Ken Lugo, David Barach,
Joni Lawler – Secretary
No attendance – Paris Eldridge

Tim Wagner opened meeting

Tim Wagner is working on the draft for the AMHOA Meeting Notice and Ballot 2019 @ June 13, 2019. (Received)

- The draft will entail a general summary of what has been happening in the community.
- List – officers up for election and Board Member slots- President/Secretary up for election/ reelections.
- Ballots and Budget Proposals
- This will be out by June 13, 2019

Items Brought to Attention for Vote

(1) Ken Lugo to replace Max's term (End of Max's term 6/30/2020)
Bo Wallace to replace Dave Morrison terms. (End Dave's term 6/30/2020)

Tim Wagner **Motion to vote.** Pete Goodson 2nd | **All in favor** yes -Appr. 6/14/19

Notes:

- Pete as Treasurer term 7/2018 to 7/2020 elected.
- President/Secretary up for election/ reelection.
- Neil has volunteered to run for President to replace Tim Wagner following the AGM on July 13.
- Joni finishing Vicki Greene term 6/30/2019 and running for election to Secretary term beginning 070119

- Paris Eldridge to continue as an “At Large Director” through the remainder of his term.
- Ken Lugo has accepted the position of Board Member “At Large” (Non-Officer Director) did not feel comfortable being asked to accept the Vice President position yet. He is new to mountain.

Neil made comments to committee regarding the Road Committee Chairmanship. He will no longer take care of if he assumes Presidency.

- We spent \$119,000 on roads. Significant improvement
- Obligation once road is developed HOA obligation and property maintain
- Bo Wallace if funds available –there should be no problem to improving the roads.
- Unimproved road - HOA should be passable road grading and gravel so they can drive a car down we should budget next year
- 85% of budget is roads, \$20,000 general \$5,000 emergency and \$85,000
- If board approved agrees start getting the roads passable
- 4 property owners downside of MM
- 2 property owners upside of MM

2) Agree in principle to assist lot owners to develop platted but not passable sections of Alpine Mountain roads if funds are available – such as Mountain Mint and the end of Lady Slipper The HOA cannot afford to pave these sections, but the board agreed that we should endeavor to keep these sections comparable to the other unpaved sections such as Mountain Lily with grading and gravel once the rough grading and drainage is completed.

Pete Goodson **Motion to vote** | Tim **2nd.** | **All in favor** yes- Approved 6/14/19

Items discussed

VW Van Removal – Homeowner is out of town but when contacted by Tim on May 13 agreed to move it upon his return in a few days.

Tomey renovations – A question was raised as to whether the \$2500 fee for additions had been paid. Subsequent to the meeting it was confirmed by Pete that the fee had been received.

Neil – Ben Boren – have not heard back

Official roster/Official emergency call list – Going to check with Andrea on contact list.

Re-paving work – looks great. . Check should have been received by Custom Paving work.

Tim is usually the contact for closing attorneys. He obtains contact information for new owners when possible then forwards to Pete and Joni.

Reminder to Joni- Owners delinquent by 90 days or more not entitled to vote

The owner of a large tract who was delinquent recently paid his dues but has not paid the cost of the lien. He will continue to be considered in arrears until all legal fees and penalties have been paid.

Non-paying owner should owe costs of road from Scoops to his property Wildflower Cove divided by only the number of lots that use these sections of road. This would not include any lots on the Lady Slipper side of the community. This would be his fair share. Suit to be filed in small claims court.

Tim asked for Agenda Items for the upcoming AGM— no one spoke up

Pete - fire pits discussion - send out with ballots that was approved - reminder

We also discussed the increase for HOA dues. 2 % increase. Standard General Inflation costs. The board unanimously agreed to propose two budget figures for 2019/2020 fiscal year. One will be the same figure as last year, and one will include a 2% increase to cover inflation.