

MESSAGE FROM THE ALPINE MOUNTAIN BOARD OF DIRECTORS

NOTICE OF AGM: The Annual General Meeting of the Alpine Mountain Homeowners Association will be held on July 7 2018 at 9:00 AM at the Bee Tree Fire Station in Swannanoa, NC. This year's Ballot is included with this notice along with a self-addressed stamped envelope for your use. Please mail it in time to reach us by July 2, 2018.

The AMHOA Board has made additional progress this year in collecting delinquent assessments and curtailing expenses when possible. Because Alpine Mountain roads are exceptionally steep and loaded with springs and ground water runoff, they are much more difficult and expensive to maintain, especially with abnormally low temperatures.

The dues increase voted in last July has enabled us to begin addressing deferred road maintenance that has been accumulating over the previous several seasons. Weather extremes in the winters over the prior three or four years have taken a serious toll on our roads. The Road Committee is in the process of screening potential road maintenance contractors to replace Appalachian, and will endeavor to find a replacement vendor that can deliver services in a competitive manner.

Tim Wagner
President, Alpine Mountain Homeowners Association

Alpine Mountain Homeowners' Association, Inc.
AGM July 7, 2018 Ballot

The current board consists of:

- President – Tim Wagner
- Vice President – Neil King
- Secretary – Vicki Greenan
- Treasurer – Pete Goodson
- Directors – Dave Morrison, Max Putman, Paris Eldridge

The officer positions up for election this year for two-year terms are Vice- President and Secretary. The following slate is therefore offered for your approval. No other members have opted to run for election to these positions as of the date of mailing of this ballot. Two options for 2018/2019 dues have been recommended and approved by the board. Whatever dues option receives the most votes will be the dues for the new fiscal year. Please return your ballot using the self-addressed stamped envelope in time for us to receive it no later than July 2, 2018.

| | | In Favor | or Write In |
|-------------------------|-----------------------|-----------------|--------------------|
| Vice- President: | Neil King | _____ | _____ |
| Secretary | Vicki Greenan | _____ | _____ |
| Director | Dave Morrison | _____ | _____ |
| Director | Max Putman | _____ | _____ |
| Director | Paris Eldridge | _____ | _____ |

Proxy Vote:

If you wish to grant a proxy to a current member of the Association who will be present at the Annual Meeting to vote your preference on other issues if they attend, please indicate the person below. This would give you an opportunity to vote on measures introduced from the floor during the meeting.

President Tim Wagner _____
Other (please print name) _____

AMHOA 2017-2018 BUDGET REPORT

| EXPENSES | BUDGET | ACTUAL | OVER/(UNDER) Budget |
|-------------------------|----------------|---------------|----------------------------|
| ROADS | | | |
| Repairs | 56,135 | 59,364 | 3,229 |
| Culvert Cleaning | 2,575 | 8,533 | 5,958 |
| Berm mowing/Trimming | 3,245 | 2,800 | (445) |
| Winter maintenance | 6,695 | 4,663 | (2,032) |
| BST Application | 10,300 | 0 | (10,300) |
| Total Roads | 78,950 | 75,360 | (3,590) |
| GENERAL | | | |
| Trash | 3,090 | 4,414 | 1,324 |
| Administrative | 1,391 | 1,054 | (337) |
| Accounting | 0 | 1,425 | 1,425 |
| Legal | 10,300 | 1,239 | (9,061) |
| Insurance | 1,030 | 690 | (340) |
| Gate | 1,030 | 95 | (935) |
| Emergency | 5,150 | 0 | (5,150) |
| Total General | 21,991 | 8,917 | (13,074) |
| TOTAL EXPENSES | 100,941 | 84,277 | (16,664) |
| TOTAL INCOME | 100,941 | 96,621 | (4,320) |
| OPERATING INCOME | | | 12,344 |
| CASH BALANCE | | | 84,657 |

ALPINE MOUNTAIN HOMEOWNERS' ASSOCIATION

ANNUAL GENERAL MEETING

July 7, 2018

9:00 AM

Bee Tree Fire Station
510 Bee Tree Road
Swannanoa, NC 28778

AGENDA

1. Call to Order *Tim Wagner*
2. Financial Report *Pete Goodson*
3. Audit report *Pete Goodson*
4. State of the Mountain – *Tim Wagner, Neil King, Board Members*
Need for more members to participate and share responsibilities - *Tim Wagner*
5. Reports - overview of the past year
 - a. Road Maintenance Committee *Neil King/*
 - b. Gate – Steve Brown
 - c. Snow Removal Coordinator Need for a Volunteer for 2018/2019, *Tim Wagner*
6. Election of Directors and Officers– *Vicki Greenan*
7. Budget
 - a. (vote tally) *Vicki Greenan*
 - b. Approval of Annual Road Maintenance Budget for the new fiscal year *Pete Goodson*
 - c. Approval of Annual General Budget (non-road matters) for the new fiscal year *Pete Goodson*
- 9 Approval of the disposition of residual monies in previous year's budget accounts for the new fiscal year.
- Open forum – limited to 3 minutes per speaker
11. Adjournment

AMHOA Annual General Meeting
Saturday July 7, 2018

The meeting of the property owners was called to order by the Vice president Neil King at 9:15am.

The following Board members were present:

Neil King, Vicki Greenan, Pete Goodson,

Absent: Max Putman, Paris Eldridge

(Due to the inclement weather Tim Wagner arrived at 9:20 The agenda was handed out by Vicki Greenan and Welcome remarks were made by Neil King)

“The Financial Report” was presented by Pete Goodson.

Due to the fiscal year ending on June 30th there was not ample time to have the auditor complete his work in time for the General meeting.

(See attached)

He did note that we are under budget due to the fact that the weather severely impacted Appalachian Paving from completing all of the areas identified previously. Appalachian Paving notified us that they are discontinuing residential services and are only doing commercial.

A motion was made by Pete Goodson to roll the residual funds into the current fiscal year to address the road work still slated to do.

Vicki Greenan second' the motion. The proposal was unanimously passed by those in attendance.

Tim Wagner led self- introductions of board members and all owners in attendance, and a “State of the Mountain” discussion, which included a discussion of the need for more involvement in the sharing of responsibilities by more homeowners. He identified a need for a volunteer to replace Katherine Cross as the Phone Chain/Firewise Coordinator, and a volunteer to coordinate snow removal for the upcoming season.

Vicki Greenan has the results of the election and the budget options.
There were 22 ballots received.

The presented officer positions were all approved for a two year term.

Vice President: Neil King

Secretary: Vicki Greenan

Director: Dave Morrison

Director: Max Putnam

Director: Paris Eldridge

There were nine votes for "Option 1" dues Lower Neighborhood \$1,156. and
Upper Neighborhood \$1,487

There were 13 votes for "Option 2" dues Lower Neighborhood \$1,185 and
Upper Neighborhood \$1,524

**Option 2 carried and the dues for the 2018-2019 operating year will be
\$1,185 for the Lower Neighborhood and \$1,524. for the Upper
Neighborhood.**

There is also a need for assistance with coordinating the Snow Removal for
the mountain. The job requires communicating with owners on both sides of
the mountain as the weather conditions vary based on the side and altitude of
the roads in our community. It also involves keeping in contact with the
contractor.

Steve Brown spoke of the need for contractor/vendor pool.

Neil shared the challenges for finding contractors willing to work on the
Mountain...as well as what is involved with the road maintenance upkeep,
how the weather plays a factor, run-off, erosion, culvert repairs, etc.

Peggy Barach expressed concern about the ditches that are along the dirt
road.

Neil King explained that the road is not crowned and water by nature takes
the path of least resistance.

A lengthy discussion ensued regarding Mountain Lily Road and the ditches
that need to be dug out.

Dave Morrison agreed but the top issue is to find a reliable and willing
contractor. Ken Lugo offered to reach out to his contacts to see if any of them
would be a good alternative.

Steve Brown shared a concern regarding a recent delivery that apparently the company saw the sign about the winding roads and no tractor trailers and even though they were in a box truck the refused to deliver.

Conversation took place about various options to remedy this.

Discussed removing the word "Winding"...

Pete Goodson addressed the legal implication on making any changes to the sign.

Vicki Greenan presented three "Happy Mountain Makers" awards to Juanita Carrier (her husband Mike accepted on her behalf) for reaching out to all of the owners and organizing regular gatherings at local eateries and welcoming newcomers.

The second award went to Neil King who has been a fixture on the Mountain and has worn many hats. Neil has been the "go to" person to many going well above and beyond his Board duties to oversee the Mountain community.

Dave Morrison was also recognized for the many contributions he has made, including handling of the refuse removal contract and snow removal last winter along with Ryan.

Vicki Greenan informed the Owners present that no member funds were used for the recognition awards, she provided them along with the hospitality food and beverages served at today's meeting.

Tim Wagner opened the meeting to any items he members in attendance wished to raise.

Ken Lugo asked as to where on the budget does the \$5,000 fee he paid prior to building get itemized. Pete Goodson explained it is noted in the amount for Road maintenance as it is an impact fee due to the wear on the roads as a result of trucks etc traveling the roads to the homesite.

Pete also went on to explain where delinquencies are indicated and provided three examples whereby the amount in arrears was settled prior to or shortly thereafter liens being placed.

There were no other items raised by those in attendance so Tim Wagner adjourned the meeting at 10:07 am

AMHOA BOARD MEETING JULY 7, 2018

The meeting was called to order at 10:10am following the General Meeting.

The following members were present:

Tim Wagner, Neil King, Vicki Greenan, Pete Goodson, Dave Morrison

Absent:

Max Putman and Paris Eldridge

Tim Wagner voiced a concern brought to him from a member regarding the trash building on Mingo Terrace that is believed to be on or adjacent to John Pace' property.

It was agreed by all that Tim would reach out to John and ask if he could remove the building, first determining if indeed it falls on his property. Prior history shows that it was constructed for Gerry Galbreath prior to her sale of the property.

Another concern brought to Tim by a member was the Lugo's mailbox. A resident thought it was "too close to the road and could obstruct the view creating a safety concern."

The complaint was looked into and decided that it did not create a road hazard or safety issue.

Tim agreed to notify the complainant.

Pete Goodson addressed that Andrea Blankenship will not be living near the post office and we will need to try to arrange any contractors to utilize digital bills. This would eliminate multiple trips to the post office.

Pete Goodson brought to the Board the proposal that Non-Members who have rights of way to use Scroops and other roads maintained by AMHOA be assessed based on a percentage system to estimate the expense of maintaining the roads used by a given property owner.

It was also addressed that Paris Eldridge may no longer be interested in serving as a Board member. Tim will contact him to clarify and if necessary look for a replacement.

Meeting adjourned at 10:30

It is the policy of the University to provide a safe and secure environment for all students, faculty, and staff. The University is committed to the highest standards of safety and security. This document outlines the University's safety and security policies and procedures. It is the responsibility of all members of the University community to read and understand these policies and procedures. The University reserves the right to modify these policies and procedures at any time without notice. For more information, please contact the University's Office of Safety and Security.

Alpine Mountain General Meeting July 7, 2018

Please sign in!

- ① Vicki Brennan
- ② DAVE MORRISON
- ③ Peggy Barach
- ④ Dave Barach
- ⑤ Lew & Ugo
- ⑥ Brown
- ⑦ Tim WAGNER
- ⑧ NEIL KING
- ⑨ Mike Carrver
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