



# AMHOA MEETING MINUTES

To: AMHOA Board  
From: Joni Lawler - Secretary  
Subject: Board Meeting – May 8, 2020

Attending: Neil King, Pete Goodson, Joanne Milbourn, Bo Wallace, Ken Lugo, Paris Eldridge and Joni Lawler

## Neil King opened meeting at 5:07 PM

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### Finance Update

#### Year to Date:

**Pete Goodson**

- Pete presented YTD financial report (attached).
- Total expenses of \$20,116 vs. budget of \$101,964.
- Net income for the period is \$79,369
- Checking account cash balance is \$137,180
- Net surplus of \$57,811 carry over from prior years
- Remaining road budget is \$70,862
- No major expenses through May 1<sup>st</sup>

#### Proposed 2020-2021 Budget:

Pete suggested the following budget revisions are necessary:

- Emergency category listed in General Expenses should be replaced by a General Reserve Account which will be available to primarily pay expenses during the period of time between the start of the fiscal year, and the receipt of assessment funds from members.
- The suggested amount for is Reserve is \$30,000.
- The remaining balance of \$27,811 should fund a Road Expenses reserve fund. As the board no longer plans on BST applications for roads.
- General Reserve Fund is replacing the annual expense budget item, emergency; both of these line items will be removed from budgets starting with FY 2020-21.

**Motion:** Joanne Milbourn moved - create formal reserves for General Expenses and Road expenses per Pete's recommendations. 2nd by Joni Lawler. Motion passed- all in favor

### **Discussion pertaining to Aster Ridge Homeowners**

**Motion:** Neil King moved we cease all legal efforts on contributions from the Aster Ridge Homeowners. 2nd by Ken Lugo. Motion passed – all in favor

### **AGM – Discussion HOA Annual Dues**

- All parties agreed to present two options for annual dues. Option 1 to keep dues flat, Option 2 to increase dues 2% for inflation
- Budget amounts will need to be lowered to reflect fewer assessments due to lots being combined and/or contiguous

### **Road Maintenance:**

#### **Bo Wallace and Joanne Milbourn**

- Thank you to Bo Wallace for all he has done and volunteered for the community by Neil King.
- Joanne and Bo presented their road repair assessment
- Recommended emphasis on improving berms, ditches, erosion and guard rails and deferral of re-surfacing
- Neil King questioned extent of work recommended and the need to prioritize. Also emphasized the need to continue with resurfacing to the extent we have funds. Discussion ensued.
- Bo Wallace submitted a letter requesting payment for work and out of pocket costs he performed on Mountain Mint Drive. Board will review.
- Bo Wallace resigned his position as director
- Further discussion regarding road repairs was tabled.

### **Gate Maintenance:**

#### **Ken Lugo (volunteer for Steve Brown)**

- The gate equipment has failed and beyond repair
- Ken presented quotes from two vendors to replace the equipment with a similar system, or replace with new swinging gate

**Motion:** Joanne Milbourn moved we proceed with replacing the gate equipment at a cost to not exceed \$6,000. 2nd by Pete Goodson- Motion passed - all in favor

### **Board Elections and Roles:**

- Ken Lugo has decided not to run as director again
- Paris Eldridge agreed to continue as a director for one more term
- Joanne Milbourn filled Neil King's position as Vice President. She agreed to run for election 2020-2021
- Joni Lawler – filled Vicki Greenan's term as secretary. She agreed to run for election 2020-2021
- Jerry Milbourn for Architectural Review Board with Joni Lawler
- Need Volunteers for Director Positions – Bo Wallace and Ken Lugo positions now vacant.

**Meeting adjourned 7:15PM-**

Alpine Mountain Homeowners Association  
Budget vs Actual FY 2019-20

YTD Thru May 1

	Budget	Actual	+/-
<b>INCOME</b>			
Assessments	100,864	89,190	(11,674)
Road Impact Fees		10,000	0
Misc	<u>1,100</u>	<u>1,045</u>	<u>45</u>
<b>Total Income</b>	<b>101,964</b>	<b>100,235</b>	<b>(1,729)</b>
 <b>Expenses</b>			
<b>General Expenses</b>			
Accounting	2,500	1,625	(875)
Electricity and Misc Operations	950	783	(167)
Emergency	4,114	0	(4,114)
Gate	1,200	182	(1,018)
Insurance	750	700	(50)
Legal	3,500	201	(3,299)
Trash Removal	<u>4,950</u>	<u>4,237</u>	<u>(713)</u>
Total General Expenses	17,964	7,728	(10,236)
 <b>Road Expenses</b>			
Berm mowing and Trimming	2,500	1972	(1,278)
BST Application	7,200	0	(7,200)
Culvert and Tree Mainenance	6,500	4,065	(2,435)
Road Repairs	63,000	6,761	(56,239)
Winter Maintenance	<u>4,800</u>	<u>340</u>	<u>(4,460)</u>
Total Road Expenses	84,000	13,138	(70,862)
 Total Expenses	 101,964	 20,116	 (81,098)
Total Income	101,964	100,235	(1,729)
 Net Income	 0	 79,369	