



AMHOA MEETING NOTES

To: AMHOA Board
From: Joni Lawler - Secretary
Subject: Special Board Meeting – Bo Wallace Letter - May 31, 2020 at 3:00 PM
Attending: Neil King, Pete Goodson, Joanne Milbourn, Ken Lugo and Paris Eldridge
(Neil King removed himself from vote due to being a Mountain Mint property owner)

Neil King opened meeting at 3:04PM

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Bo Wallace Letter to Board:

- Prior discussions with the Wallace's were reviewed including the letter from Neil to the Board on May 7, 2019, (attached)
- May 15, 2019, at the Board Meeting it was suggested we contribute some amount of money (contingent on available funds) towards grading and gravel after rough grading and gravel was complete for Mountain Mint. Board agreed and approved
- On May 8, 2020 at the Board Meeting - Bo Wallace presented a letter to the Board requesting reimbursement for \$14,500 monies he paid out of pocket
- Board has contributed close to \$5000 for the fiscal year of 2019.
- Wallace's are also asking for \$6000 more to complete the road with crush and run gravel the entire length of the road.
- Neither invoices nor receipts by Wallace's were provided for review by board as part of their request.
- Board agree to stand by their 2019 decision and considers our obligation was satisfied.

After much discussion a motion was set in place: Motion: 1st Joanne 2nd Joni Lawler – Voted:
Approval: Unanimous

Misc.:

- Ken Lugo has decided to stay on board leaving one open position.
- Discussion on the Road Maintenance issues. Joanne, Joni and Neil spent time on the roads, marking locations that require attention and Neil has met with the Appalachian Paving and Concrete.

- Joanne agreed to draft a response to Wallace's letter referenced above for review/edit by board
- Paris Eldridge will check with his church on the use their parking area for the General Meeting July 11, 2020. We will also look into conferencing.
- Letter for Annual General Meeting and Ballots will go out this Saturday June 6th.

Motion to Adjourn – 5:20PM Joanne 1st and Pete 2nd.

MEMO

Date: May 7, 2019

To: AMHOA Board of Directors

From: Neil King

Bo and Amy Wallace have purchased 2 contiguous lots on Mountain Mint Drive formerly owned by the Cunninghams. I have spent several hours with Bo discussing HOA matters, their building plans and the workings of the HOA. Suffice it to say the Wallace's are a wonderful, refreshing addition to the neighborhood and most importantly they are committed to "playing by the rules" by doing things the right way in compliance with the covenants without being asked. Refreshing change!

Bo is a retired, disabled veteran with a construction background, specifically in grading and excavating. He is more than willing to get involved and help with our road maintenance, even to the extent of volunteering his time to actually doing some work for us. How bout those apples!

As the Wallaces are aggressively pursuing construction of a new home they have a vested interest in improving Mountain Mint Drive since that is the HOA road providing access to their property. I have explained that the HOA is not "**required**" to improve any of the roads beyond the condition they were in when turned over to the HOA. Bo asked me if it would be ok for him to do some grading work (including ditches and berms) to make the road more usable during his construction. There would be no expense to the HOA for this initial work. The work would also include the cost for Duke Power to extend UNDERGROUND power from Wild Flower Cove Drive along the North road right-of-way to his property. There is currently a 30 foot ROW measured from the center line of the roads along each side for drainage, utilities, and access granted in our covenants (60 foot total).

I see absolutely no reason why we would be opposed to improving this road so I told him I was sure it would be fine. I also took the liberty of asking Bo if he would be willing to serve on the board by taking the director position vacated by Dave Morrison. He didn't hesitate to agree so I would formally request the board to ratify Bo Wallace as a director effective immediately.

I would also like to ask the board to consider allocating some HOA road money in the 2019-2020 fiscal year budget towards the final grading, drainage and gravel work that will likely be appropriate after the Wallace's construction is completed. We just spent \$7,650 on the gravel portion of Mountain Lily Ridge Drive to improve the road grade and drainage. I see this case as very similar and reasonable. Since I own property on Mountain Mint Drive as well I will abstain from the decision process on this matter.

Probably need a conference call to discuss all this and/or vote but would like to get this in front of the board for action asap.