

AMHOA Board Meeting
Red House Gallery
310 W State St
Black Mountain, NC 28711
January 21, 2021
7:00 PM

Call to Order at: 7:00 PM

Neil King

- Board Attendees: Neil King, Joanne Milbourn, Amy Wallace, Pete Goodson, David Urion, Paris Eldridge
- Not in Attendance: Ken Lugo

Board changes:

- Joni Lawler resigned as secretary effective 12/22/2020
- Amy Wallace will cover as secretary with a term expiring 6/30/2022.
- David Urion will fill Joni's vacant board seat
- Neil gave out a handout titled "Board of Directors Terms" (attached). Handout explains the board of directors' terms as well as a list of current board members as of 1/1/2021.

Budget vs Actual (As of 12/31/2020)

Pete Goodson

- Please see the attachment titled "AMHOA Budget vs Actual 2020-21" for specifics
- Due to the community gate being hit multiple times, we are over budget on gate expenses. Although, due to having the camera installed, we have been able to collect some gate repair monies from those responsible
- Board had approved using \$65,000 in excess that was leftover from the year prior. Current monies in the Road Expense fund will be spent on future phases of the road maintenance plan.
- Winter maintenance fund is over budget by -7.659

Road Maintenance Committee

Joanne Milbourn

- Road plan for 2021 started at Scoops Rd. ditch repair and bringing sides of the road up to road surface to prepare for paving in the Spring. Starting on Lady Slipper in a few weeks then up Wildflower.
- Engineer will need to visit to assess the retaining walls needed over waterfall on Lady Slipper.
- Road committee will meet again in late February to discuss what repairs are needed to bring to the board for approval in April.
- Winter snow remover contractor will be told to make two plow passes up the Lady Slipper side as well at the Wildflower side on all paved roads.
- Dave Morrison had a road safety request that will be considered at the next meeting.

Old Business:

Mailbox repair for Lady Slipper side:

- Neil provided a handout titled "AMHOA Mailbox Capacities". Please see attached.
- Paris called a vendor in reference to repairing the mailboxes for Lady Slipper side. Neil will speak with the vendor on details for the repair.
- Lady Slipper mailboxes needs to be extended to be able to accommodate at least 15 mailboxes
- Mailboxes on Wildflower side was repaired two years ago.
- Road committee will look at this area and plan accordingly. Dave Urion will also get pricing information but will establish what work needs to be done first. Pricing will be sent to board for

- David Urion wishes to table this issue for now until a later date. He stated with the introduction of new board members, he would like to give them an opportunity to make improvements. Board members in attendance agreed.

Short-Term Rentals:

- Pete Goodson brought up the subject of amending the covenants (please see the attachment titled "Amending Covenants-Article 13") to allow owners to rent their properties out for short-term stays. Currently, homeowners are only allowed to rent our properties for a minimum of 3 months or more. According to Pete, the allowance of short-term rentals would increase property values and would make the properties that are currently for sale in our community, more appealing to prospective buyers. Pete is willing to get together a structured plan to present to the board for thoughts and input. He will have it complete by the next board meeting.

AMHOA Website:

- Neil King stated that our community will need a new website sooner rather than later. He stated that it was significant these days to have for communication.
- Joanne will reach out for volunteers in the community who may want to assist with the community website. Will ask for volunteers via the NoReply email.

Fire Wise Program:

- Neil stated that there were no updates. Also, that Joni stated that she wants to continue with this project

New Business:

- David Urion asked the board for approval to have a magnetic sign made to put on the recycle dumpster asking resident to please break down their boxes before putting them into the dumpster to increase the capacity. David is to get pricing to send to the board for approval.
- Joanne Milbourn made a motion to approve this request and Pete Goodson 2nd it. Board members in attendance unanimously approved this request.

Meeting adjourned at 8:43 PM

Attachments:

AMHOA Board of Director Terms
AMHOA Budget vs Actual FY2020-21
AMHOA Mailbox Capacities
Amending Covenants-Article 13

Alpine Mountain Homeowners' Association, Inc.

BOARD OF DIRECTOR TERMS

The current board as of 1/1/21 consists of:

- President: Neil King
(term expires 6/30/21)
Eligible for 1 additional 2 year term
- Vice President: Joanne Milbourn
(serving remainder of Neil King's term ending 6/30/20)
Eligible for 2 additional 2 year terms
- Secretary: Amy Wallace
(term expires 6/30/22)
Eligible for 1 additional 2 year term
- Treasurer: Pete Goodson
(term expires 6/30/21)
Eligible for 1 additional 2 year term
- Directors: Paris Eldridge
(term expires 6/30/20)
Eligible for 1 additional 2 year term)
- Ken Lugo
(serving the remainder of Dave Morrison's term expiring 6/30/20)
Eligible for 2 additional 2 year terms
- David Urion
(fulfilling Lawler term expiring 6/30/22)
Eligible for 2 additional 2 year terms

- Board consists of 4 officers and 3 directors at-large
- President and Treasurer:
 - Elected in odd numbered years
 - 2 year terms not to exceed 2 consecutive terms
- Vice President and Secretary:
 - Elected in even numbered years
 - 2 year terms not to exceed 2 consecutive terms
- Directors at large:
 - 2 year terms not to exceed 2 consecutive terms
- Officers or Directors serving out an unexpired term such term is not considered a term under the 2 term limit.

as of 12/31/20

Alpine Mountain Homeowners Association
Budget vs Actual FY 2020-21
2nd Qtr YTD

	Actual	Budget	+/-
INCOME			
Gate Remotes	62	0	62
Monies Collected	0	0	
Administration Dues	84,428	101,525	(17,097)
Paypal Service Fees	1	0	1
Total Income	84,491	101,525	(17,034)
Expenses			
General Expenses			
Accounting	2,300	3,000	(700)
Electricity and Misc Operations	804	970	(166)
Gate	4,664	1,000	3,664
Insurance	0	750	(750)
Legal	83	500	(417)
Trash Removal	2,661	5,305	(2,644)
Total General Expenses	10,512	11,525	(1013)
Road Expenses			
Berm mowing/ Trimming	2,640	3,000	(360)
Culvert and Tree Maintenance	4,000	7,000	(3,000)
Road Repairs	8,000	76,000	(68,000)
Winter Maintenance	0	4,000	(4,000)
Total Road Expenses	14,640	90,000	(75,360)
Total Expenses	25,152	101,525	(76,373)
Total Income	84,491	101,525	(17,034)
Net Income	59,339		

AMHOA MAIL BOX CAPACITIES

<u>ROAD</u>	<u># OWNERS</u>	<u>EXISTING SPACES</u>
Wildflower Cove Drive	16	
Mountain Lily Ridge Drive	14	
Mingo Terrace	1	
Mountain Azalea Drive	3	
Flame Azalea Drive	1	
Mountain Mint Drive	4	
<u>Total</u>	<u>39</u>	21 spaces, all used
Lady Slipper Trail	9	
Mountain Creek Drive	6	
<u>Total</u>	<u>15</u>	11 spaces, 2 available

AMENDING THE COVENANTS - Article 13

If Board **approves** resolution by majority vote (4 of 7):

- Board proposes to membership for vote
- Owners must be in good standing to vote
- Voting must be by paper ballot delivered to qualified Property Owners
- Ballots must be returned by mail or facsimile, signed, dated and received by date set by Board. No email ballots accepted
- To pass requires affirmative votes of at least 67% of allocated votes (42 of 62 less any delinquent accounts)
- Board counts ballots and announces results at the next Association meeting

If Board **DOES NOT** approve resolution by majority vote:

- Any Property Owner in good standing may propose a resolution in writing to the Board that is signed by qualified Property Owners to which at least 10% of the vote in the Association is allocated (7 required)
- If Board approves, by majority vote then resolution is put forth to membership as above
- If Board rejects, then Property Owner may resubmit resolution signed by qualified Property Owners to which at least 25% of the vote in the Association is allocated (16 required)
- Resolution is then put forth to membership as above