

AMHOA Board Meeting
Red House Gallery
310 W State St
Black Mountain, NC 28711
April 13, 2021
7:00 PM

Call to Order at: 6:59 PM

Neil King

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

Welcome New Owners:

- Chris and Rhonda White- 27 Mountain Mint Dr, March 25, 2021
- Tom & Dina Heloc-parcel at the hairpin turn on Wildflower Cove Dr-March 25, 2021
- Pete states contact list is up to date with the new owner's information

Budget vs Actual (As of 03/31/2020)

Pete Goodson

- Please see the attachment titled "AMHOA Budget vs Actual 3rd QTR 2020-21" for specifics
- Since the gate has been hit several times lately, David Urion asked if there was a timer, we could set on the gate to open 7:00am-5:00pm during the building season to try and keep issues from occurring. Ken stated he wasn't sure but will check on it.
- Road committee still working with FY20 road funds.

Road Maintenance Committee

Joanne Milbourn

- Road committee is actively preparing to use current road funds
- Creek issue on Lady Slipper: The Army Corp of Engineers came out at no charge and assessed the issue. We can do the work without a permit if we wait until April 15th as the waterway is deemed a trout run. Will probably use boulders, as recommended, to correct the issue as opposed to a concrete wall. Details of this work are currently being planned.
- Road committee exploring the option of constructing/purchasing a small building on HOA property so that ice-melt may be purchased in bulk as a discounted rate and stored until needed. This would reduce winter maintenance costs significantly.
- Due to winter maintenance being over budget, a motion was entered to use current FY21 road repair funds to cover these additional costs as opposed to using the funds in reserves. Pete made a motion to approve and David Urion seconded. Unanimously approved by board.
- Although it is already in our current covenants, a motion was made by Neil King to require AM homeowners to be held responsible for any damages the HOA incurs such as, but not limited to, the gate, roads during construction, and any other damages incurred by the guests, contractors, visitors, etc., of the homeowner. David Urion made a motion to approve and Joanne Milbourn seconded. Board unanimously approved.

Old Business:

Mailbox repair for Lady Slipper side:

- David Urion is still trying to find a contractor who will give a quote for the new mailbox area. Will continue to try to get a quote.

Management company procurement:

- Issue has been tabled. May revisit at a later date.

Short-Term Rentals:

- Pete Goodson withdrew his suggestion of amending the covenants to allow short-term rentals. May revisit at a later date.

AMHOA Website:

- Joanne will reach out for volunteers in the community who may want to assist with the community website.

Fire Wise Program:

- Joni is no longer leading the Fire Wise program for our community. Will request community volunteers to assist in order to move forward with this much needed program.

New Business:

- David Urion suggested that AM residents should keep an eye on their culverts at their residences and wash them out as needed to ensure proper water drainage. He suggested that there should be more volunteerism from the homeowners to stay on top of potential issues so that it doesn't become a major issue down the road.
- Ken Lugo asked what the audit committee would do if we implemented it for the community. According to Pete Goodson, the company that we currently use for our accounting needs, completes the yearly audit for us. Also, if anyone had any questions concerning the budget/audits Pete requests that they reach out to him and he will answer.

Next Board meeting scheduled for Saturday, July 24, 2021-after Annual Meeting. Location TBD.

Joanne moved to adjourn

Pete 2nd

Meeting adjourned at 9:31 PM

Attachments:

AMHOA Board Meeting Agenda

AMHOA Budget vs Actual 3rd QTR FY2020-21

AMHOA Road Committee Report to Board

Alpine Mountain Homeowners Association
 Budget vs Actual FY 20-21
 3rd Quarter YTD
 March 31, 2021

	Actual	Budget	Over/Under
INCOME			
Gate Remotes	248	0	248
Monies Collected	75	0	75
Administrative Dues	95,522	101,525	(6,023)
Finance Charges	2,336	0	2,336
TOTAL INCOME	98,181	101,525	(3,364)
EXPENSES			
General Expenses			
Accounting	2,400	3,000	(600)
Electricity & Misc Operations	934	970	(36)
Gate	7,934 #	1,000	6,934
Insurance	745	750	(5)
Legal	83	500	(417)
Trash Removal	4027	5,305	(1,278)
Total General Expenses	16,123	11,525	4,598
Road Expenses			
Berm Mowing/Trimming	2,650	3,000	(350)
Culver & Tree Maintenance	4,000	7,000	(3,000)
Road Repairs	51,550	76,000	(24,450)
Winter Maintenance	17,131	4,000	13,131
Total Road Expenses	75,331	90,000	(14,669)
Total Expenses	91,454		
Total Income	98,181		
Net Income	6,727		

\$3,990 of should be reimbursed

AMHOA BOARD MEETING AGENDA

April 13, 2021 - 7:00 PM

**Red House Gallery
310 W State Street
Black Mountain, NC 28711**

- 1. Role Call**
- 2. Welcome New Owners**
 - Chris and Rhonda White - 27 Mountain Mint Drive, March 25, 2021
 - Tom & Dina Heloc - parcel at the hairpin turn on Wildflower Cove Drive March 25, 2021
- 3. Financials - Goodson**
 - Financial report - 3rd quarter ending 3/31/20
- 4. Road Repairs/Maintenance - Milbourn**
 - Repairs for last fiscal year ending 6/30/20 - update
 - Repair recommendations for fiscal year ending 6/30/21
 - Snow removal costs - winter 2021 - policy going forward
- 5. Old Business**
 - Lady Slipper Trail mail boxes - repairs/capacity - Urion/Milbourn
 - Management company procurement - tabled from prior meeting
 - Short term rentals - Goodson plan presentation
 - FireWise Program - need volunteers?
 - Website volunteers update - Milbourn
 - Road damage response - Ronnie Johnson/Barbara Bennett
- 6. New Business**
 - Erosion control concerns - Urion
 - Board nominations/elections - 2021_2022 fiscal year
 - Annual Meeting preparations
 - Audit Committee - Lugo
- 7. Next Board meeting scheduled for Saturday, July 24, 2021 - after Annual Meeting. Location TBD**
- 8. Adjournment**

AMHOA ROAD COMMITTEE REPORT TO BOARD
April 13, 2021

1. Committee Work

- a. Monitor road maintenance executed (berm & ditch from 2019-2020 funds)
- b. Decisions regarding winter road needs
- c. Assessments for road maintenance needs using 2020-2021 funds, including placement of a few convex mirrors
- d. Complete decisions re: significant creek erosion along Lady Slipper Trail above the Hill's driveway; note this was anticipated to be a concrete retaining wall, but after consult w/ Army Corp of Engineers will instead be boulder filled retaining

2. Road Expense Tracking

	Budget	Actual	Comments
Berm Mowing & Trimming	\$ 3,000	\$ 2,640	Contract for this summer still TBD
Culvert & Tree Maintenance	\$ 7,000	\$ 4,000	Spring leaf blowout planned
Road Repairs			
2020-2021 Funds	\$76,000	\$ 0	
2019-2020 Funds	\$74,015	\$61,895	a. LST retaining wall b. Distribute rip rap for better swale type ditch
Reserve Funds	\$35,365	\$ 8,000	Wallace Payment
Winter Maintenance	\$ 4,000	\$16,484	See below comments

3. Winter Maintenance

- a. Significant overage due to high cost of ice melt, (over) eagerness to keep roads clear, and increase # of ice and snow events
- b. Cost breakdowns
 - i. Seven (7) winter events
 - ii. Labor cost = \$5,560; Ice melt cost = \$10,924; # Ice bags = 497 @ \$22/bag
- c. Remedies to reign in costs
 - i. Develop & communicate a more comprehensive winter road policy
 - ii. Purchase storage building & ice melt (estimate \$11 per bag)

4. Road Maintenance Planning

- a. Planned roads spreadsheet has been prepared & is being refined; this process has yielded the ability to create a 2 year plan which can then become a rolling 2-3 year plan going forward.

- b. Initial estimates, which will require adjustment based on funds available and road committee/board decisions
 - i. Priority 1 = \$81,540 (includes ~ \$5,000 for Mountain Mint road grading and re-creation of ditch to improve drainage)
 - ii. Priority 2 = \$68,830
 - iii. Priority 3 = \$13,280
- c. Type of work included in these estimates
 - i. Priority 1 = \$67,340 for asphalt paving & \$14,200 for berm/ditch work
 - ii. Priority 2 = \$52,890 for asphalt paving & \$15,490 for berm/ditch work
- d. Estimated timing of work
 - i. Berm/Ditch – May/June
 - ii. Paving – July/August