

Alpine Mountain HOA Board Meeting

Red House Studios and Gallery
310 W State St
Black Mountain, NC 28711
October 19, 2021

The open and regular session began immediately after the closed session was adjourned at 8:16 PM.

Attendees: Neil King, Jerry Milbourn, Paris Eldridge, David Urion, Ken Lugo, Doris Pace.

1. Financials

- Barbara Bennett resigned 10/11/21 from the position of Treasurer.
- Motion by Urion to approve King to act as interim treasurer, motion was seconded by Eldridge and unanimously approved.
- Interim Treasurer functions: Andrea, our bookkeeper, will pay Alpine Mountain's recurring payments and also specific bills as requested by King. Bennett and King will go to the bank on Wednesday 10/20/21. At that time, Bennett will be removed from the account and will no longer have access. King will assume administrative responsibility and check writing authority. Until such time as a new treasurer is appointed, any time a check is authorized by our bookkeeper King will receive an alert. This will provide a level of check and balance.
- King presented the financial report:
 - As of 10/14/21 the checking account balance was \$150,311.03
 - Income for the period was \$106,405.63 vs budget of \$94,971.00. (King needs to clarify a booking of \$5,009.63 in finance charges and \$1,743 in architectural review fees with the bookkeeper)
 - Expenses were \$64,566.84 vs a budget of \$94,971.00 (which included \$55,893.95 for emergency repairs from TS Fred paid to date)
 - Net income for the period was \$41,838.79
 - Delinquent assessments as of 10/18/21 (net of Alexander and Jarrett who refuse to pay) is (\$13,986.00). It was noted that assessments for Alexander and Jarrett are not budgeted.
- **Motion by Milbourn to approve the financial report, seconded by Urion and approved unanimously.**
- Milbourn to solicit volunteers from the membership to assume the vacant Treasurer position and report back to Board

2. TS Fred expense recovery options

- While some in the community have applied for FEMA recovery in hopes of federal assistance, Milbourn reported that he read on the Buncombe County website that FEMA will not provide financial assistance for private roads. Milbourn subsequently provided copy from the Buncombe County website.
- Initiating an assessment for each HOA member was discussed at length.
- The general road maintenance fund has sufficient funds to absorb this emergency expenditure through prior years of road maintenance funds being carried forward
- **Motion by Lugo to use general funds and to not initiate a special assessment was seconded by Milbourn and passed unanimously.**

- Milbourn agreed to audit the expenses incurred from TS Fred.

3. Roads

- Urion rescinded his previous resignation on 10/18/211 as Road Committee Chair
- **Motion by Milbourn to approve Ben Boren, Anthony Thogmartin, Ann Gabrielson and Mike Carrier as Road Committee members was seconded by King and passed unanimously**
- King suggested we find an independent, non-member, civil engineer to review roads and recommend appropriate repairs
- Milbourn suggested we expand King's suggestion to source a management company to provide oversight as to all the affairs of the HOA including road maintenance
- **Motion by Milbourn to source an HOA management company that would also include road issues was seconded by Urion and passed unanimously**
- Milbourn agreed to take the lead on sourcing HOA management companies. Urion to contact possible civil engineers for road committee advisor
- Urion to contact Custom Paving for update on paving schedule and consider alternatives for further ditch and berm repairs/maintenance

4. Winter Road Maintenance

- Everyone agreed that members need to be reminded of the HOA's policy for ice and snow removal on the roads, especially since we have many new members. Urion to review snow removal protocol posted on Alpine Mountain website and send a no reply email to all members via the website
- The ice spreader purchased by the HOA and currently housed in Bo Wallace's garage will be offered for sale to the community
- Urion to source contractors to plow and spread ice melt for the upcoming winter season asap. Possible contractors include Newcome Tree Service and Smith and Lloyd
- **Motion by King to not purchase a storage building for ice melt and the existing pallet of ice melt purchased by Urion be offered to members on a bag of per household free of charge was seconded by Urion and passes unanimously.** Urion to arrange for the pallet of ice melt currently being housed at the Wallace's to be moved to the mail boxes for distribution to members

5. New Business

- **Contractor policy:** Lengthy discussion ensued regarding HOA policy associated with the hiring of contractors. **Milbourn moved to not hire members as contractors. Motion was seconded by Lugo and passed 5 in favor and 1 opposed**
- **Record Retention:** Pace received a quote from Iron Mountain for storing HOA documents and files at \$69 per month. **Urion moved to retain Iron Mountain for storing documents and files. Motion was seconded by King and passed unanimously.** Pace to put into action
- **Gate Signage:** Lugo suggested we purchase two (2) signs to warn against gate entry conditions, one at the gate and the other below the gate on Scroops Road. **King moved to allow Lugo to purchase and erect two (2) metal signs not to exceed \$100 each. Motion was seconded by Milbourn and passed unanimously**

- **Thogmartin email - Special Meeting:** King received an email from Anthony Thogmartin on behalf of a group of members addressing several concerns, a proposed amendment to the Bylaws and a request for a special meeting. King will draft a response based upon Board discussion and circulate to Board members for review and comment before sending to Thogmartin

6. Next Meeting is scheduled for January 11, 2021 at 7:00 PM
7. King moved to adjourn the meeting at 11:22 p.m.