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# Alpine Mtn Board Minutes

Tuesday, January 11, 2022 via Zoom video conference

## Board Attendees


Neil King  
Jerry Milbourn  
Paris Eldridge  
Doris Pace  
David Urion  
Ann Gabrielson

Absent: Ken Lugo

## Non-Board Alpine Members also in Attendance

Ben Boren  
Mike & Juanita Carrier  
Dave Morrison  
Anthony Thogmartin  
Mark Tokay  
Amy Wallace

1. Call to order - Role Call - Neil King, 7:00 p.m. King noted that the meeting was being recorded.
  2. Financial Report 2nd Quarter - Fiscal Year 21/22 - Ann Gabrielson
    - a. As of December 31, 2021, the checking account balance was \$153,211.98.
    - b. Total income was \$106,127.62 vs budget of \$94,971.00.
    - c. Expenses were \$68,140.51 vs budget of \$94,971.00.
    - d. Net income for the period was \$37,987.11.
    - e. Delinquent accounts as 1/10/2022 (net of Alexander and Jarrett who refuse to pay) is \$8,730.90. Ann Gabrielson to call Surloff Trust, Cheri Gay for payment of this amount.
    - f. Recent income/expenditures since 12/31/21: \$10,629.16
  3. Roads - David Urion
    - a. Engineer's report - TS Fred remediation
      - i. The engineer's recommendations and report requested at the last Board meeting has not been received.
    - b. Road repair plan status
      - i. Committee proposes to do a trial run ditch remediation between Lugo's house and the mailboxes. This will help determine the cost associated with this type of work.
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- ii. Suggested adding catch basins at several locations so cars can pull off the road for passage of other vehicles.
    - iii. Committee proposes replacement of all the guardrails on the Wildflower Cove S-curves. They also propose adding guardrails at a number of other locations. The section of guard rail where the landslide occurred should be top priority.
    - iv. Urion suggested the Road Committee be co-chaired due to amount of work required.
    - v. Urion reported he authorized the grading and graveling of Mountain Mint Drive and addition of two additional culverts. He believed monies were budgeted and previously approved by the Board. Jerry Milbourn stated that no monies are to be spent without express approval of the board.
  4. Old Business (activity/status since last meeting)
    - a. Wallaces' demand status - David Urion reported that the Wallaces' are satisfied with the work done on Mountain Mint and their lawsuit has been removed. King emphasized that no official retraction of this demand has been made or received.
    - b. TS Fred expense audit - Jerry Milbourn reported that of the \$56,271.78 spent, there are receipts for \$40K, \$3K (no receipt) is for equipment Bo Wallace used, and receipts for the remaining \$13K should be forthcoming from David Urion, thus to date a total of \$16K expenses without receipt. Jerry reiterated that our community must have receipts for all expenditures. King asked Urion when the board could expect conclusion of this matter. No timeframe was established.
    - c. HOA Management Company procurement status - Milbourn/Urion. Several companies were investigated and have narrowed selection down to one which has a Better Business Rating of A+ and have been in business for years. They offer financial support, monthly reports, attend board meetings, prepare budgets, issue violations, manage vendors, provide education to board members, handle website postings, as well as other services. Cost is approximately \$6,000 annually. Milbourn would like to take the process the next step and have further discussions. Gabrielson and Urion would like to be included. Board concurred.
    - d. Record retention - Doris Pace. Space has been rented at Prime Storage in Asheville for retention of Alpine Mountains files and records.
    - e. Thogmartin Special Meeting Request - Neil King. King reported that after responding to Thogmartin's email there has been no response. Thogmartin indicated he only summarized comments from Alpine members.
  5. New Business
    - a. Recent Mountain Mint Drive expenditures - see 3.b.v. above.
    - b. Board Meeting duration limits. Neil King proposed that future board meetings be limited to two hours.
  6. Membership Forum
    - a. David Morrison - feels significant motions not be approved by board without members having opportunity to weigh in. Zoom meeting was appreciated.
    - b. Ben Boren - likes teamwork, doesn't have a feel for that here at Alpine. Discussed two year plan on Joann's list of problem spots (qty 43) on Alpine roads, New

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items being added including guardrails, grading, and gravel. Asked that David Urion be given a pat on the back for keeping expenses down. Doesn't like that homeowners are not allowed to be vendors for their own community. Stated that off-site vendors are not timely. Jerry Milbourn read Ken Lugo's email to attendees, discussion followed.

- c. Mike Carrier - complimented David Urion for all his work on the roads following TS Fred. Requests that dangerous roads be fixed as soon as possible.
7. Next Meeting is scheduled for April 12, 2022, 7:00 p.m.
  8. Adjournment - Meeting was adjourned at 8:45 p.m.