
Alpine Mtn Board Minutes

Wednesday, April 20, 2022

By Zoom Video Conference, 7:00 - 9:00 PM

Board Members

Paris Eldridge - Absent
Ann Gabrielson
Ken Lugo
Jerry Milbourn
Dave Morrison
Doris Pace
David Urion

Non-Board Members

Juanita and Mike Carrier
Joanne Milbourn
Dave Barach
Jennifer Taylor
Amy and Bo Wallace
Joni Lawler

1. Jerry called the meeting to order at 7:07 pm. Jerry first welcomed Dave Morrison as Vice President and then himself at his first quarterly meeting as President.
 - a. Thanks to Neil King for his service to his community in various roles during his 7 years on the mountain.
 2. Financial Report, 3rd Quarter - Ann Gabrielson
 - a. As of March 31, 2022, the checking account balance was \$130,711.
 - b. Jerry made a motion to create three reserve accounts: general (\$9,965), road (\$27,365), and transitional (\$18,000) funds. Ann seconded and the motion was unanimously approved.
 - c. Total income for the period was \$102,601 vs. budget of \$94,971.
 - d. Expenses were \$87,345 vs. budget of \$94,971.
 - e. Net income for the period was \$15,786.
 - f. Delinquent accounts (net of Alexander and Jarrett who refuse to pay) is \$9,160 - Surloff Trust, Cheri Gay. Surloff Trust was sent a letter April 9, Ann will give 15 days. If Ann does not hear back, Alpine may need to take legal action.
 - g. Recent income/expenditures: \$10,875.
 - h. Financial report included in Minutes.
 3. Roads - David Urion
 - a. A Two Year Road Plan and a Five Year Road Plan listing items of high priority were submitted.
 - b. The fall leaf removal was completed.
 - c. Paving is the biggest expenditure, the quote is up 14% from last year. Barry of Custom Paving can do Alpine's road this fall, between August and November. Advise all shoulder and ditch work be completed prior to paving. The road between the dumpsters and Mingo Terrace will take priority.
 - d. Will delay culvert repair until building is complete on Mountain Lily Ridge.
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- e. Dave Morrison made a motion to approve the Five Year Road Plan in general. Ken seconded, and the motion was unanimously approved.
 - f. Detailed proposed Road Plan included in Minutes.
4. Elections Committee Report - Milbourn
 - a. A no-reply communication was sent advising interested parties to submit their statement of intent to run for board positions that will be open this July. All candidates must submit a brief explanation of his/her qualifications: limit of 75 words. Some individuals who have submitted lengthier dissertations need to resubmit with fewer words.
5. Old Business - Milbourn
 - a. TS Fred Update - Milbourn. Audit has been completed and overpayment funds returned.
 - b. HOA Management Company Update - Milbourn. David Urion, Ann Gabrielson and Dave Morrison were asked to review the brochure from Cedar Management Company (CMC) and to work directly with the company to evaluate. They were asked to reach out to the community for questions/concerns to be asked at future meetings with CMC.
6. New Business
 - a. Payment Policy - Gabrielson. Ann reviewed a new payment policy that will prevent items “falling through the cracks”, be good stewards of the communities funds, and bring transparency to the payment system. The policy provides for planned versus unplanned expenses and how each shall be handled. Certificates of insurance will be required. Invoices must provide detailed hours, rate, material and equipment costs. Ann is looking at a QuickBooks system that can attach a copy of receipt to invoices.
 - b. Gate Update - Lugo. The gate is still under repair; the arm is back ordered. Ken is waiting for the final replacement cost before charging the responsible party for damage.
 - c. Address confirmation - Milbourn. Important to complete any changes for elections and invoicing. Ann has received about 10 changes to date.
 - d. Firewise - Milbourn. Jerry gave Dave and Devin Campanella a pat on the back for their public service announcement regarding the fire on Scroops Rd.
 - e. 30 Minutes with Jerry - Milbourn. Jerry proposes to hold a monthly “30 Minutes with Jerry” to a forum for the community to voice concerns, interim Board updates, transparency, and host special guests and topics.
 - f. HOA assessment dues. The Board unanimously agreed to present for vote at the Annual Meeting either maintain dues with no increase or to vote on a 5% increase as needed to keep up with inflation.
7. Membership Forum - All. Juanita suggested Alpine set up an emergency text blast system similar to one made by Steve Brown some time ago to advise residents of potential emergencies, such as the fire on Scroops. Dave Morrison will talk with Anthony Thogmartin to see if this can be done.
8. Next Meetings - Milbourn.
 - a. June 14, 2022 - Next Quarterly Board Meeting
 - b. July 16, 2022 - Alpine Mountain Annual Meeting
9. Adjournment - Meeting was adjourned at 9:12 pm.



Attachments Included:

Financial Reports:

AMHOA Balance Sheet

AMHOA Income

AMHOA A/R Aging Summary

AMHOA Recent Expenses

AMHOA Payment Process

Road Committee: Proposed Five Year Road Plan