
Alpine Mtn Board Minutes

Tuesday, June 14, 2022

By Zoom Video Conference, 7:00 – 8:30 PM

Board Members


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

Non-Board Members

Juanita and Mike Carrier
Joanne Milbourn
Joni Lawler
Martha Howar

1. Jerry called the meeting to order at 7:06 pm
2. Financial Report, thru May 2022 - Gabrielson
 - a. As of May 31, 2022, the checking account balance was \$133,354 including reserves.
 - b. Total income for the period was \$105,268 vs. budget of \$94,971.
 - c. Expenses were \$88,083 vs. budget of \$94,971.
 - d. Net income for the period was \$17,197.
 - e. Delinquent accounts (net of Alexander and Jarrett) \$5,177.45 - Surloff Trust, Cheri Gay.
 - f. Financial reports included in Minutes.
 - g. Sale of Alexander property did not include reimbursement of back assessments
 - i. Should this have been done and how do we prevent this situation going forward?
 - ii. Are Piranha properties assessments voluntary or per covenants
 1. Recommendation – investigate Alexander (\$12k) and Jarrett (\$15k) properties to get resolution
 - iii. Motion by Gabrielson to write-off Alexander balance from Accounts Receivable– approved unanimously
3. Roads - Urion
 - a. Weed whacking work was completed
 - b. Culvert repair on Mountain Lily Ridge - completed – replaced 18” culvert with 24” culvert of longer length, only paving remaining.
 - c. Speed limit signage indicating 15 mph proposed for start of Lady Slipper and Wildflower Cove roads, as well as some additional on Wildflower side where longer straightaways; estimate 6-8 signs needed.
 - d. Adding mirrors was discussed and agreed that they are advantageous

- e. Recommend reminders about proper road driving practices to be done at annual meeting
 - f. Road committee report for annual meeting to include above summary, road plan, and contractor updates
4. Elections Committee Report - Milbourn
- a. All ballots for board and proxy sent out
 - b. Erin Spainhour & JoAnne Milbourn will count ballots at annual meeting
 - c. Dave M questioned need for more than 2 people
5. Old Business
- a. HOA Management Company Update – Morrison
 - i. Cedars Mngt Company (CMC) has decided not to provide a proposal. Discussion ensued and it was decided to move forward with vetting other HOA management companies. Morrison to reach out to additional companies.
6. New Business
- a. Current status of Emergency text messaging was reviewed – the cost would be \$300 per year and will be presented to the community at the annual meeting. One question remaining is who will be authorized to generate alerts.
 - b. Annual financial audit and audit committee - Gabrielson
 - i. Lake Wiley Tax will conduct this year’s annual audit as in recent years.
 - ii. An audit committee is being created. Current members are Pete Goodson, Ann Gabrielson and Jerry Milbourn. The committee will perform audits semi-annually (likely 1st and 3rd qtrs) so not to interfere with outside annual audit. Additional community members requested.
 - c. Website update - Milbourn
 - i. Jerry has spoken with Dave B, Anthony T and JoAnne M to coordinate/oversee development of a new/revised website. An estimate of \$1500 to develop a new site with no expectation that HOA members will be required to do that work. Monies added to budget.
 - ii. The Board unanimously approved to pay the annual cost of hosting our website at \$150 per year. Dave Barach had previously paid this amount out of his own pocket. Added to the budget.
 - d. 22-23 Annual Budget (general and road) – Gabrielson
 - i. Ann provided a copy of the draft budget and thoroughly reviewed the assumptions with the Board.
 - 1. Basis for revenue line is 14 lower + 50 upper neighborhood assessments - same as in the past.
 - 2. Current expense questions
 - a. Recent variability (increased) monthly trash removal. Dave M offered to contact Waste Pro to get more information
 - b. Electric expense is greater than budget - Ann to review
 - 3. The final road expense line needs to be tied to the road plan – Ann to follow up with David U and Ben B
7. Membership Forum – All
- a. Juanita Carrier recommends creation of beautification committee to coordinate with road committee – will be further discussed at annual meeting.

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- b. Joni Lawler mentioned there was some information in the files about Alexander and Jarrett properties.
 - c. Martha Howar asked about potential plan for road access & improvement at Frasier Magnolia – this is one of the unimproved road sections falling to the property owner for cost of improvement.
 8. Annual meeting Reminder - Milbourn.
 - a. July 16, 2022 - Alpine Mountain Annual Meeting will be held at Covenant Community Church (11 Rocket Dr. Asheville, NC 28803) at 9:00am
 9. Adjournment - Meeting was adjourned at 8:35 pm.

Attachments Included:

Financial Reports:

AMHOA Balance Sheet

AMHOA Income

AMHOA A/R Aging Summary

AMHOA Recent Expenses