

ALPINE MOUNTAIN HOMEOWNERS' ASSOCIATION

ANNUAL GENERAL MEETING MINUTES

Covenant Community Church
11 Rocket Drive, Asheville NC

July 16, 2022

9:00 AM

Call to Order at: 9:18 AM

Jerry Milbourn

- Board Attendees: Jerry Milbourn, David Morrison, David Urion, Paris Eldridge,
- (Joni Lawler sitting in to prepare Minutes)
- Absent Board Members: Ken Lugo, Ann Gabrielson, Doris Pace
- General member attendance record is attached

Welcome new AMHOA members

Jerry Milbourn

Mark Bennett, Wildflower Cove; Lot 15, from Gloria Dupree 1/15/22

James and Martha Howar, Wildflower Cove; Lot 17 from Alan Moore 1/31/2022

Jeff and Mary Krutoy, 153 Wildflower Cove; from Suzy Harter, 12/29/21

Jonathan Rice and Carson Meyer, 190 Mountain Lily; From Mike Verble, 10/7/2021

Financial Report

Jerry Milbourn for Ann Gabrielson

- Treasurer Ann Gabrielson prepared for distribution the Actual vs Budget performance for the fiscal year ending June 30, 2022 (report attached)
- Cash on hand (Balance in checking account) as of June 30, 2022 was \$126,646
- Reserve Balance as of 6/30/22 was \$55,365. With Dues reserves, (\$18,000) general expenses (\$10,000) and road repair/emergency services (\$27,365) Carry over to next year is \$71,281
- Total Monies collected \$97,044 Budget \$94,971 Overbudget \$2072. Primary difference being collection of donations, finance charges, PayPal services, Reimbursed Expenses
- Net income for the year was \$696
- Total Emergency Expenses due to Hurricane Fred, \$51,839. Severe damage to Lady Slipper, parking area, and the "S" curves on Wildflower Cove.
- Total General Expenses were \$14,239 vs budget of \$11,550. Primary difference being Trash removal rates higher, (starting to charge surcharges), Electricity and Legal fees. Overbudget \$2,689.
- Total Road Expenses were \$30,281 vs Budget of \$83,421. Minimal road repairs, however the cost of ice melt increased significantly.
- There were no questions
- Motion to approve the Financial report by David Urion and Neil King 2nd the motion,
- Motion passed with a show of hands. Unanimous

Audit Report

Jerry Milbourn for Ann Gabrielson

The annual audit, performed by Lake Wylie Tax & Accounting, was not ready in time for meeting. The audit should be complete the next couple of weeks. Next year we will push the Annual Meeting back by a week so that the audit is completed for the Annual Meeting. Once the results of the audit have been received they will be communicated to the community and added to the Minutes.

UPDATE: We have received a clean opinion from Lake Wylie Tax that our financial statements for the period 7.1.2021 to 6.30.2022 were free of material misstatements and presently fairly the financial position of Alpine Mountain HOA.

Other Reports:

Road Maintenance

David Urion

- David Urion prepared 7/15/22 a progress report as to activities noting that the bulk of repair and paving work is yet to be determined and completed due to Hurricane Fred
- Due to last year's paving cancellation, Covid 19 and TS Fred over the past two years the berms and ditches require considerably more work also.
- Summary of key points presented:
 - Mountain Mint repairs completed w/ walled culvert, stone and regrading
 - Roadsides mowed single time, but at much higher cost than prior years
 - Ditch drainage issues to be a primary focus
 - Continuing to struggle with securing contractors, but moving forward
 - Committee has cooperative working agreement with Board, ensuring monies are available for payment as needed
 - Complemented members Neil King, Bo Wallace and others who helped with winter maintenance (clearing and salting)
- David recommends a co-chair for the Road Committee. Proposed co-chair role will be discussed at Board Meeting after Annual Meeting.
- Discussion from floor:
 - Devin Campanella suggested to budget more than \$7000 for winter maintenance due to AMHOA was over that amount last year. There was concurrence that additional skid of ice melt be procured to save on cost, and reimbursement should be made for member use of their own snow plow equipment (gas, etc.)
 - Jennifer Taylor expressed ongoing concern re: need for safety mirrors in corners & speed limit signs. David replied that 3 mirrors and 3 signs have been ordered and received.

Gate Report

Jerry Milbourn for Ken Lugo

- Report attached
- We have not had a gate since March due to backorder of the gates. We have ordered 2 gates which we expect to have in 2 weeks installed – 1st of August
 - Discussions from floor:
 - Bo Wallace found possible way to change the gate from current lift gate to 2 swings gates that open inside not outside.

While ballots were tallied the following discussion/topics were brought from the floor:

Emergency Text

- Dave Morrison and Dave Barach spoke to the emergency text system instead of the Phone Tree that was once the way to contact members in an emergency.
- \$300 per year for 500 text messages
- Board will discuss the who, how and when, including initiation of calls
- Call to vote by Jerry – Unanimous by show of hands

Firewise

Devin Campanella

- Report attached
- There is a link to Duke that was sent by no-reply email.
- Discussion ensued about escape/evacuation routes and the need to communicate these routes to the community –some are by foot rather than vehicle

Election results:

JoAnne Milbourn, Erin Spainhour, Dave Barach

Board of Directors:

The following were elected for terms expiring June 30, 2024 (with actual vote counts in parentheses).

Vice President – Dave Morrison (31)

Joni Lawler (9)

Secretary – Anthony Thogmartin (20)

Doris Pace (19)
Directors – Ben Boren (33), David Urion (32), and Bo Wallace (30)
Ken Lugo (19)
Write-in Helock (2)

Annual Dues

Option 1 5% increase (20)
Option 2 no increases (19)
Lower – \$1270
Upper -- \$1632

Budget New Fiscal Year 2022-2023

Jerry Milbourn

- Based on election results approving an increase in annual assessments; see proposed budget handout
- Dave Morrison made a motion to approve the general and road expense budget. Neil King seconded the motion. Applicable proxy votes were included. Motion passed unanimously by show of hands.

Disposition of Carryover Funds from FY 2021-2022

Jerry Milbourn

- Carryover funds total \$71,281.
- Devin Campanella made a motion to approve the use of carryover funds for road repairs in new FY. Bo Wallace seconded the motion. Applicable proxy votes were included. Motion passed unanimously by show of hands.

Open Discussion from floor:

- Anthony Thogmartin –Would like to have chickens Devin agreed and interested in the possibility. Discussion indicated that bears will attack chicken, the smell is not acceptable and it is not allowed by covenants
- No outside burning is permitted by AMHOA Covenants and by the Fire Department. There are rules to burning per Fire Department. Have this addressed at meeting with Fire Department once that is set.
- Good-bye Paris Eldridge!!! – thanks for all you have done for community and we will miss you.
- A suggestion was proposed that we consider putting a plan in place for the elder on the mountain, a neighborly kind of program for “elder-care”-- Jennifer agreed.

Future Board Meetings are tentatively scheduled for:

Oct 18th,
Jan 10,
April 11th and
June 13th P

Please mark your calendars but there will be an email reminder sent out prior to the meeting – Meetings are open to ALL community members.

Adjournment:

Jerry Milbourn

Motion to adjourn by Neil King and seconded by Amy Wallace and carried unanimously by raise of hands

Meeting adjourned at 11:00am

Attachments Included:

- YTD Actual Spend vs Budget
- Balance Sheet
- Proposed budget – General and Road
- Carry-over Cash and Reserves
- Audit Opinion Report
- Road Committee Report

- Gate Report
- FireWise Report
- Annual meeting sign-in/ attendance sheet

Alpine Mountain Homeowners Association

YTD actual vs Yearly Budget

July 2021 - June 2022

	TOTAL			
	ACTUAL	BUDGET	OVER BUDGET	% OF BUDGET
Income				
Gate Remotes	518.00		518.00	
Monies Collected	0.00		0.00	
Administration Dues	92,755.00	94,971.00	-2,216.00	97.67 %
Donations	650.00		650.00	
Finance Charges	248.64		248.64	
Paypal Service Fees	-28.08		-28.08	
Reimbursed Expenses	2,900.00		2,900.00	
Road Impact Fee	5,000.00		5,000.00	
Road Impact Fee Refund	-5,000.00		-5,000.00	
Total Road Impact Fee	0.00		0.00	
Total Monies Collected	96,525.56	94,971.00	1,554.56	101.64 %
Total Income	\$97,043.56	\$94,971.00	\$2,072.56	102.18 %
GROSS PROFIT	\$97,043.56	\$94,971.00	\$2,072.56	102.18 %
Expenses				
Emergency	51,839.08		51,839.08	
General Expenses				
Accounting	2,450.00	2,500.00	-50.00	98.00 %
Electricity and Misc Operations Expense	2,508.81	1,300.00	1,208.81	192.99 %
Gate	355.90	1,000.00	-644.10	35.59 %
Insurance	754.00	800.00	-46.00	94.25 %
Legal Fees	1,732.50	300.00	1,432.50	577.50 %
Trash Removal	6,438.12	5,650.00	788.12	113.95 %
Total General Expenses	14,239.33	11,550.00	2,689.33	123.28 %
Roads				
Berm mowing/ trimming	3,200.00	4,500.00	-1,300.00	71.11 %
Culvert & Tree Maintenance	10,097.83	7,000.00	3,097.83	144.25 %
Road Repair	9,065.01	66,421.00	-57,355.99	13.65 %
Winter maintenance	7,918.00	5,500.00	2,418.00	143.96 %
Total Roads	30,280.84	83,421.00	-53,140.16	36.30 %
Total Expenses	\$96,359.25	\$94,971.00	\$1,388.25	101.46 %
NET OPERATING INCOME	\$684.31	\$0.00	\$684.31	0.00%
Other Expenses				
Disputed Charge	-11.99		-11.99	
Total Other Expenses	\$ -11.99	\$0.00	\$ -11.99	0.00%
NET OTHER INCOME	\$11.99	\$0.00	\$11.99	0.00%
NET INCOME	\$696.30	\$0.00	\$696.30	0.00%

Alpine Mountain Homeowners Association

Balance Sheet
As of June 30, 2022

	TOTAL
ASSETS	
Current Assets	
Bank Accounts	
Bank of America checking	71,281.17
Dues Reserves	18,000.00
General Expenses Reserves	10,000.00
Road Repair/Emergency Reserves	27,365.00
Total Bank of America checking	126,646.17
Total Bank Accounts	\$126,646.17
Total Current Assets	\$126,646.17
TOTAL ASSETS	\$126,646.17
LIABILITIES AND EQUITY	
Liabilities	
Current Liabilities	
Other Current Liabilities	
Remote Gate Control	200.00
Total Other Current Liabilities	\$200.00
Total Current Liabilities	\$200.00
Total Liabilities	\$200.00
Equity	
Retained Earnings	125,749.87
Net Income	696.30
Total Equity	\$126,446.17
TOTAL LIABILITIES AND EQUITY	\$126,646.17

Alpine Mountain Homeowners Association		
Budget Overview: FY 22-23 - FY23 P&L		
July 2022 - June 2023		
	Flat	5% increase
Income		
Prior Year Carry Forward	71,281.00	71,281.00
Annual Dues		
14 - Lower: flat - 1209; 5% - 1270	16,926.00	17,772.30
50 - Upper: flat - 1554; 5% - 1632	77,700.00	81,585.00
Total Income	\$165,907.00	\$ 170,638.30
Expenses		
General Expenses		
Accounting	2,500.00	2,500.00
Electricity and Misc Operations Expense	2,500.00	2,500.00
Gate	1,000.00	1,000.00
Insurance	800.00	800.00
Legal Fees	1,750.00	1,750.00
Professional Fees - IT	1,650.00	1,650.00
Trash Removal	6,500.00	6,500.00
Total General Expenses	\$ 16,700.00	\$ 16,700.00
Roads		
Berm mowing/ trimming	6,000.00	6,000.00
Culvert & Tree Maintenance	7,000.00	7,000.00
Road Repair	129,207.00	133,938.30
Winter maintenance	7,000.00	7,000.00
Total Roads	\$149,207.00	\$ 153,938.30
Total Expenses	\$165,907.00	\$ 170,638.30
Net Income	\$ 0.00	\$ 0.00

Alpine Mountain Reserve Fund

	6/30/2021	Funds Used	6/30/2022
Dues Reserves	18,000		18,000
General Expenses	9,965	35	10,000
Road Repair / Emergency Reserve	<u>27,365</u>		<u>27,365</u>
Total Reserve Funds	<u>55,330</u>		<u>55,365</u>
Road Expense Carryover	70,619		71,281
Grand Total	<u><u>125,949</u></u>		<u><u>126,646</u></u>



July 29, 2022

To the Board of Directors
Alpine Mountain HOA
Swannanoa, North Carolina

I have Audited the financial statements of the Alpine Mountain Homeowner's Association for the fiscal year 7/1/21 to 6/30/22. These financial statements are the responsibility of the Alpine Mountain Homeowner's Association board of directors. My responsibility is to express an opinion on these financial statements based on my audit.

An Audit includes examining on a test basis, evidence supporting the amounts and disclosures in the financial statements. In conducting such test, I found that the financial statements of Alpine Mountain Homeowner's Associations were free of material misstatements for the year referred to above. In my opinion the financial statements present fairly, in all material respects, the financial position of the Alpine Mountain Homeowner's Association.

Before opening my Accounting firm in 2003, I was the CFO of a large corporation for 12 years. I am not a certified public accountant and made such disclosure to the homeowner association Treasurer, Ann Gabrielson, and upon examination of Alpine Mountain's Bylaws, we determined that my opinion as an independent, Knowledgeable third party would meet the standards necessary for examination of Alpine Mountain Homeowner's Association financial statements.

Yours truly,

A handwritten signature in blue ink that reads "Lynn Sherrill". The signature is written in a cursive style.

Lynn Sherrill

4559 Charlotte Hwy, Lake Wylie SC 29710

803-831-6708 lynn@lakewylietax.com

From: noreply@alpinemtn.net <noreply@alpinemtn.net>

Sent: Tuesday, May 24, 2022 5:48 PM

To: nobody@alpinemtn.net

Subject: AMHOA: community entrance gate update

Dear Alpine Mountain Homeowners,

I know some are interested in what the status of our community entrance gate is since the last incident in March. A new gate arm has been ordered (two, actually). Unfortunately, this product is currently on backorder with no current ETA. Supply and manufacturing delays reportedly due, partly, to labor shortages are causing the lengthy delay. Attempts at securing another gate arm that would work through different sources have resulted with the same end- backorders resulting from supply shortages. In addition, the new Operating System will not recognize a gate arm that does not have a working electrical component plugged into the OS. After searching through the previously damaged gate arms in my possession, none were found with the electrical component intact and operable after impact. It's an unfortunate circumstance, I know. However, please know that everything possible is being done to replace the gate arm and Alpine Mountain is a top priority when one arrives to Asheville Garage Doors. Thank you for your patience.

Ken Lugo

Road committee report

This has been an interesting year for, not only the road committee but the board and community members as well. In many circumstances, starting with last year's paving cancellation, Covid19 has proven a detriment to progress. This year, road committee members and contractors alike, have been hit with the virus. Still, with some resident's help in finding potential contractors and a little luck, we're slowly moving forward but escalating prices on labor, fuel, and supplies have driven our costs up. And contractors themselves? Forget about it. Everyone wants to get a foot in our door, understandably asking for a little pricing leeway then, as happened with our mowing recently, wildly escalate their pricing.

This year, following TS Fred storm damage repair, we excavated and graded Mountain Mint for a new, smooth-walled culvert then stoned and re-graded the surface.

We have gotten our roadsides mowed yet the price for one mowing was almost four times what we paid last year. We are discussing options to get the mowing price back to a reasonable level.

We had a contractor blow out the roadside ditches to minimize the chance of culvert clogging but a problem we face is that uphill leaves tend to blow back and refill the drainage ditches and, if there are fallen branches among the leaves, simply blowing out the ditches falls short of our goal. We are discussing solutions including vacuum pickup

devices so that the leaves can, not only, be removed from drainage ditches but discarded elsewhere. It all depends on pricing.

We dug up and removed a collapsing culvert on Mountain Lily Ridge, replaced it with a much larger, smooth-wall culvert, and readied the surface for this fall's planned paving.

We have started drainage ditch remediation on Mountain Lily Ridge. Our plan there is to rectify the water runoff flow which is undercutting the new pavement. The plan has been that of having two different contractors do the remediation to our specifications, including rebuilding road shoulders on two different areas. This would be a competition of sorts in that we would determine which contractor did the better job at a better cost and allow us to establish a rough cost per linear foot for future, budgetary accounting. A great many drainage areas need to be addressed and this will be done, within budgetary constraints, over many years. Doing so will go a long way to extending our pavement's longevity. The second trial area was to have been the stretch of Wildflower Cove between our parking lot and toward Mingo Terrace. This would allow the greatest number of our community to see a job properly done. To date, the second contractor has not been up to measure for the purpose of a quote. We will be looking elsewhere for another contractor.

Our paving, planned for late summer/early fall, will spruce our roads up considerably.

David Urion

Fire does not grow from north to south or from any direction to the other. Fire grows in every direction, all at once, influenced but not limited by wind and elevation changes.

Fire Prevention in Our Control:

Storms/Windy days: spot weakened trees swaying around your property to see if they could hit a power line (or your house).

Cigarettes: a perfect match for the dry, dead leaf tinder that covers the ground of our entire mountain.

Grilling: stronger winds on the mountain might cause you to do things like move the grill, scoot the grill a little closer to the house or make some kind of wind blocker to keep from putting your flames out. Look at the entire area, keep it clear of anything that could potentially catch fire.

In Case of Fire:

1) **911 - report the fire.** 2) Call or Text Jerry to inform the entire neighborhood through emergency text message.

7 Easy Steps to protect your home from wildfires

1. **Clear:** Clear off pine needles, dead leaves, and anything else that can burn from your rooflines, gutters, decks, porches, patios, and along fence lines. Falling embers will have nothing to burn.
2. **Store Away:** Store away furniture cushions, rattan mats, potted plants, and other decorations from doors, decks, porches, and patios. These items catch embers and help ignite your home if you leave them outside.
3. **Screen & Seal:** Wind-blown embers can get into homes easily through vents and other openings and burn the home from the inside out. Walk around your house to see what openings you can screen or temporarily seal up.
4. **Rake:** Embers that land in mulch that touches your house, deck, or fence is a big fire hazard. Rake out any landscaping mulch to at least 5 feet away.
5. **Trim:** Trim back any shrubs or tree branches that come closer than 5 feet to your house, in addition to any overhanging branches.
6. **Remove:** Walk around your house and remove anything within 30 feet that could burn, such as woodpiles, spare lumber, vehicles, and boats – anything that can act as a large source of fuel.
7. **Close:** If ordered to evacuate, make sure all windows and doors are closed tightly and seal up any pet doors. Many home are destroyed by embers entering these openings and burning the house from the inside out.

