

Alpine Mtn HOA Board Minutes

July, 21st 2022 (Zoom Video Conference 7pm - 9pm)

Attendees:

Board Members:

Jerry Milbourn
Ben Boren
Ann Gabrielson
Bo Wallace
David Urion
Dave Morrison
Anthony Thogmartin

Non-Board Members

Neil King
Juanita and Mike Carrier
JoAnne Milbourn
Joni Lawler
Dave Barach
Doris Pace
Mary Krutoy
Daya Om Singer

Meeting:

1. Call to Order - Meeting Called to Order by Jerry M @ 7:03
2. Not currently permitted by By-laws/Covenants:
 - a. Recognize spouses and longtime companions as the same as deeded HOA Members.
 - i. Jerry shared that our covenants and North Carolina Planned Community Act call for only “homeowners/deeded” are members of an HOA.
 - b. Have a road committee chair assistant with same powers as chair except for final decisions for payment to vendors.
 - i. Dave M called a motion to approve Dave Urion remaining as the interim Road Chairman for now along with Bo Wallace, Ben Boren, Devin Campanella, Dave Morisson, Mike Carrier as Road Committee Members.
3. Reversal of Current Board Policy
 - a. Rescind motion to not allow HOA members to work for pay.
 - i. Jerry recapped prior board thought and decision. Board members discussed both pros and cons of the policy.
 - ii. Bo Wallace offered to do work for the community pro bono (without salary or pay) so long as he is compensated for fuel and machine maintenance costs. A contract will be required for each project and is to be signed by Bo. The contract is to include the statement of work, no labor pay and the

amount of compensation for fuel and machine maintenance. It was agreed that the machine maintenance cost would be below those charged by equipment rental company

- iii. Jerry M motioned to vote, Dave Morrison Seconded.
- iv. Unanimous vote to rescind.
- b. Rescind motion to not allow Board members from posting official business on social media.
 - i. Anthony T reached out to Steve Brown to gain admin access to AMHOA facebook group.
 - ii. Motion to table by Anthony T and seconded by Bo Wallace.

4. New Business items

- a. Consider giving the sign at our Lytle Cove entrance a facelift. Repainting it and checking for any rotten wood on it.
 - i. Moved to Beautification Committee discussion.
- b. Only accept estimates from vendors with a 5% limit over when giving a + or - figure. Such as \$8,000 + or - 5% or up to \$8,400.
 - i. Deferring this to the Road Committee.
- c. Create a committee/task force to study and offer changes in the covenants and by laws to present to the HOA for a vote.
 - i. Motion to send out a no reply to seek out non board members to comprise this committee. Motioned by Jerry M and seconded by Dave M.
- d. Abandon storage facility for HOA records. Keep records secured with our supplies or in the home of the current Secretary or other officer.
 - i. Decided to look for a cheaper storage facility.
- e. Distribute via no reply email a monthly or quarterly newsletter. (A request from an HOA member) Contents would include, but not limited to education on recycling, speed safety, ice and snow practices, and such.
 - i. Tabled until October.
- f. Road committee to work with Beautification committee, which will first need to be created, in order to create some resting spots for walkers/hikers.
 - i. Create a system to accept donations for beautification, donation checks must state their purpose
 - ii. Defer to Juanita Carrier for establishing.

5. Other – For discussion

- a. Rethink and make changes if necessary to board committees such as audit, election, architectural, and any others we have.

- i. Tabled until October meeting.
- b. Do not make future waivers for the keeping of any animals other than those specifically mentioned in the NC statutes and our own bylaws. – item dismissed
 - i. This is already in the bylaws.
- c. Study the FY '22/'23 board meeting schedule for possible changes. Consider additional HOA meetings. 2 more? one in late fall and early spring?
 - i. Tabled until the October meeting.
- d. Gate issues
 - i. Test to see if the gate will work without the lights, if it does, buy a cheaper gate arm off Amazon. Tabled to wait until after Aug 1 pending new electronic gate.
 - ii. Bo Wallace agreed to take responsibility over the gate.
 - iii. Dave Morrison agreed to take responsibility over dumpsters.

6. Member Items

- a. Juanita asked for clarification on how the Beautification committee acquires personnel.
 - i. Beautification board can consist of community members and volunteers.
 - ii. The road committee motioned to defer to her for committee members.

7. Adjournment - Meeting was adjourned at 9:03pm