
Alpine Mtn HOA Board Minutes

October, 18th 2022 (Zoom Video Conference 7pm
-9:18pm)

Attendees:

Board Members:

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

Non-Board Members:

Neil King
Joanne Milbourn
Doris Pace
Juanita and Mike Carrier

Meeting:

1. Call to Order – Meeting Called to Order by Jerry M @ 7:02pm

2. Financial Report – Gabrielson

- a. 1st Qtr (as of 9.30.22) balance sheet, income/expense vs budget
 - i. \$207,939.10 in checking as of 10.18.22
- b. Expenditures since 7.1.22
 - i. The Gate budget was exceeded by \$936.70. A Gate damage incident is being addressed with an insurance company.
 - ii. Some expenses were further clarified and reclassified to road repair
- c. Dues not yet received / Accounts Receivable Aging Summary
 - i. Mark Jarrett - Hasn't paid dues in many years, Jerry M suggested a Lien on the property, board agreed
 - ii. Bo Wallace property @ intersection Wildflower Cove & Mountain Mint – board discussed whether to continue requirement for assessment to be paid; noted this should be considered a signage lot; - board voted 5 to 1 that we rescind the assessments on that lot.
 - iii. Cheri Surloff property – proceeding per policy with letter and collections
 - iv. Barbara Scott property – no options available until sold by HUD
- d. PayPal processing– tabled
- e. 1st Qtr Audit – to be scheduled

3. Road Committee Report - Urion

- a. Road repair update for 1st Qtr
 - i. Road shoulders, ditches are well prepared for winter, but we are still seeking plowing and snow services.
 - ii. ~50 bags ice melt to be delivered
- b. Pot hole repairs update
 - i. Still 2-3 left to complete, or may utilize paving contractor
- c. Weeding and brush cutting/mowing update
 - i. Mountain Mint and Lady Slipper extension should be considered improved roads which we want to add to mowing or at least weed eating.
 - ii. Ben B - The mowing map will be updated to reflect these changes.

- d. Paving update – scheduled 2nd week of November, but will be temperature dependent
 - i. Jerry M asked the general question: How to get around/off the mountain during paving?
 - Bo W says that the roads will be closed for the day that the pavers work.
 - David U said The Road committee will update the community well in advance.
- e. On-property culvert cleaning -
 - i. Jerry M proposed that the board and road committee get clear on what the community is responsible for and what the road committee is responsible for in terms of culvert cleaning; Road Committee to develop a clear policy based on covenants and bylaws, and communicate to community
- f. Repairs expected for 2nd Qtr – paving (see above)
- g. Beautification update - only minor things such as staining fences until the spring 2023.
- h. Signs and mirrors need to be installed, road committee is getting this work done.

4. Gate and Dumpster updates Morrison/Wallace

- a. Jerry M asked Is gate staying up too long? Currently at 15 second factory standard; will leave for now
- b. Bo W to purchase additional transmitters as needed
- c. Dave M - The HOA dumpsters can be cleared more than once per week for a cost. The additional pickup can be paid for on an ad hoc basis.

5. Old Business

- a. Board Meeting Dates
 - i. April meeting focus – Road Committee Plan
 - ii. June meeting focus – Preparation for Annual General Meeting
 - iii. July meeting – 30 minute after Annual General Meeting
- b. Storage Unit - no action at this time; close
- c. No re-reply email / Monthly newsletter - no action at this time; close
- d. Social Media/Facebook - no action at this time; close
- e. Bylaws and Covenants task force
 - i. Jerry M put out a no-reply about assembling the bylaw team and received responses from several interested members and will send one more, then plan to convene that group.

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- f. Committee Review - Currently includes Roads, Election, Audit, and Architecture; reviewed and discussed having minimum 3 members; no action

6. New Business

- a. Lugo tree house approval
 - i. The board has unanimously approved the Lugo Treehouse.
 - ii. Board discussed the need for a process to be established regarding new structures/outbuilding that non-housing. Jerry M is going to talk to Joni Lawler.

7. Membership Forum

- a. Brief discussion regarding requirements of property owners relative to maintenance of driveway culverts

8. Next Meeting -

- a. Jan 17, 2023 is the date agreed upon for the next board meeting.

9. Adjournment - Meeting adjourned at 9:18pm