
Alpine Mtn HOA Board Minutes

January, 17th 2023 (Zoom Video Conference 7pm - 9:39pm)

Attendees:

Board Members:

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

Non-Board Members:

Joanne Milbourn
Amy Wallace
Juanita Carrier

Meeting:

1. **Call to Order – Role Call 7:02** **Milbourn**

 2. **Financial Report** **Gabrielson** **20 Minutes**
 - a. **2nd Qtr (as of 12.31.23) balance sheet, income/expense vs budget**
 - i. **Checking balance is 93,996.57 as of 1.17.23**
 - b. **Expenditures since 10.1.22**
 - i. **New IT expense (\$163.39) for Dave Barach helping on the website.**
 - ii. **Other expenditures for this quarter are in the accompanying “Expenses Detail Oct - Jan 16 2023” document.**
 - c. **Dues not yet received / Accounts Receivable Aging Summary**
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- i. All dues received besides Cheri Surloff, Barbara Scott, and Mark Jarret.
- d. PayPal
 - i. While there is a fee for using Paypal to accept dues, the board ultimately decided it was best to retain it as a pay option for the convenience of our non local members and if any member wishes to use a credit card to pay.
- e. 1st Qtr Audit
 - i. The team that joined up to do the 1st quarter audit is Jerry M, Anne G and Pete Goodson. We also have a CPA audit that occurs at the end of the year.

3. Road Committee Report

Urion

20 Minutes

- a. Road repair update for 2nd Qtr
 - i. Paving review discussion
 - i. The road committee is meeting with Custom Paving to address some damage on Lady Slipper by the mailboxes other repairs/peeling on Lady Slipper
 - ii. Ben B and Bo W met with a new contractor who has not invoiced as of yet but has seen the roads and is aware of the scope of work.
 - ii. Pot hole repairs update
 - a. Potholes were filled with a machine instead of by hand and should hold well. Future pothole sites will be addressed.
 - b. New speed limit signs and mirrors have been installed.
- b. Weeding, brush cutting/mowing update
 - i. The mowing contractors job was met with approval.
- c. Snow removal update
 - i. New relationship with a new removal contractor CB Land Management. Just a reminder we need a Certificate of Insurance and Employer ID for contractors.
 - ii. There was a discussion around ice melt and whether or not we should store it to try and save some money. Nothing conclusive yet.
 - iii. There was a discussion around creating a standard Statement of Work for snow removal contract.
- d. Repairs expected for 3rd Qtr
 - i. Continuing to work on ditches and shoulders is a focus in this year 2023
 - ii. Plans are in motion for using road bond to work on shoulders on Lady Slipper Trail.

- iii. Curb work being looked at around the Tokay residence where there are sharp turns.
- iv. The Mountain Lily Ridge culvert area is going to be addressed with the next paving.
- e. Beautification update
 - i. Early spring will see the beginning of the work.
 - ii. Alpine Mtn sign will be repaired.
 - iii. Restaining the fence by the gate

4. Gate and Dumpster Updates Morrison/Wallace 10 Minutes

a. Gate settlement –MJ contractor. We were able to get the insurance agent from that incident to pay for gate damages.

b. We have a backup gate arm in case it gets broken again and we are going to order a new one.

c. A fedex contract driver owes us for the last gate incident.

d. Addressing bad trash sorting so the dumpsters don't get full prematurely. Some ideas are on the table such as a laminated info card on the dumpsters.

5. Old Business 15 Minutes

- a. Storage Unit and Record Retention
 - i. Canceling Storage Unit and looking at potentially digitizing AMHOA records and documents.
- b. Bylaws and Covenants task force
 - i. Joanne Milbourn, Neil King, Ken Lugo, Mark Bennet, Devin Campenella, Mike Carrier have signed up for the task force.

6. New Business 30 Minutes

- a. New owners – Welcome Jason and Julie Smith
- b. State Grant application review
 - i. AMHOA may be eligible for a NC state grant for hurricane Fred damages.
 - ii. Need to come up with a conflict of interest policy for member work on the road. An sample HOA COI document was found and maybe repurposed.
 - iii. There are also water quality improvements that are going to be looked at.
- c. Deed for lower roads- not in AMHOA name



- i. Looking into this with an attorney.
- d. Outbuildings and other structures process discussion
 - i. Architecture committee would submit a package of information for any new outbuilding or other structure. This package will be delivered to the board for approval. Jerry asked for a vote, passed unanimously. Policy included as an attachment
- e. Jarrett property - lien?
 - i. HOA won't go forward with a lien.
- f. Holiday package thefts
 - i. Considering adding a camera pointed at the Wildflower cove mailboxes.

7. Membership Forum -

All

15 Minutes

- a. None

8. Next Meeting - Scheduled for Apr 19, 2023

- a. Next meeting is to review in detail the proposed 12 month and 5 year Road Plan in preparation for FY23/24 budget approval.

9. Adjournment - Jerry called to adjourn at 9:39