
Alpine Mtn HOA Board Minutes

April, 19th 2023 (Zoom Video Conference 7pm - 9:46pm)

Attendees:

Board Members:

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

Non-Board Members:

Neil King
Dave Barach
Mike Carrier

Meeting:


1. Call to Order – Jerry M @ 7:04

 2. Financial Report Gabrielson 10 Minutes
 - a. 3rd Qtr (as of 3.31.23) balance sheet, income/expense vs budget
 - i. \$93,976.43 present HOA cash balance
 - b. Expenditures since 1.1.23
 - i. Expenses can be viewed in the attached detail sheet.
 - ii. The lawyer fees are in relation to getting the Surloff dues paid. The lawyers were successful in getting the Surloff dues.
 - c. Dues not yet received / Accounts Receivable Aging Summary
 - i. Dues will be made whole when Scott property sells.
 - ii. The Jarrett dues are a work in progress. The family has reached out for documents pertaining to the HOA dues.
 - d. 1st Qtr Audit results, 3rd QTR Audit – 4.27.23
 - i. Jerry, Pete, and Anne met and performed an audit and all is in order.

 3. Road Committee- Road Plan Boren 70 Minutes
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- a. Road repair update for 3rd Qtr and 4th Qtr
 - i. Routine maintenance was relatively light this last year thanks to a mild winter. At the time of this meeting there is 26,395.45 left over from the 2022-2023 budget.
 - ii. The HOA submitted for a state grant to cover costs spent and future costs of repairs incurred from Tropical Storm Fred. Included with these Minutes is a copy of our submission package
 - iii. Ben Boren is suggesting that we hold off doing work where there is water damage or maintenance because there could be grant money coming in for those types of work. Instead he recommends to pave other sections that are in need.
 - iv. We don't have dollar amounts from the new contractor for specific jobs just yet and due to the uncertainty with the state grant, creating a specific plan until we hear from the state is problematic.
 - b. Annual Road Plan for FY 2023/2024 not complete. Ben is still working with contractors. Plan will be completed before the June 1 deadline so the Board can review and approve.
 - c. 5 year Road Plan
 - i. All the lady Slipper items have been completed.
 - ii. Contractors the road committee spoke with told them that many of our culverts are undersized.
 - iii. There exists a possibility within the grant to get a percentage of the funds AMHOA spent on fred damage to get reimbursed. All of this varies greatly and there is a holding pattern as the grant gets processed.
 - d. Use of community funds
 - i. Jerry reminded the Board and Road Committee that expended community funds must be for expenses approved by the Board. Road expenses are to be outlaid based on the priority schedule identified in the Road Budget. When in doubt ask the Board for approval.
4. Old Business Milbourn/All 10 Minutes
- a. Storage unit closed and boxed files will be housed with the Secretary
 - i. Joanne Milbourn will consolidate and get rid of duplicate documents that were stored in the old storage unit
 - ii. The board discussing the potential that we will look at digitizing our physical documents so that we can save money in the long run with storage.
 - b. Bylaws and Covenants task force – update
 - i. There is a general lack of interest in members joining the task force and offering of suggestions. Only one member has offered comments to the Task Force
 - ii. Joanne Milbourn, Mike Carrier, and Ken Lugo are the remaining three members on the task force.
 - iii. The committee is gathering data still on what should be reviewed in the bylaws.
 - iv. The task force will work on defining its mission

- c. State Grant update –include application in Minutes
 - d. Deed for lower roads update- not in AMHOA name
 - i. Jerry spoke with the attorney about this issue. The attorney suggested that this will be a significant task to undertake. If we cannot get a deed, we would likely have to open a lawsuit.
 - ii. The Board unanimously approved to go back to the attorney to assess the risk of not pursuing a change in the deed
5. New Business 20 minutes
- a. New owners – Turner/Law
 - i. Juan Loumiet and Olivia joined the community in David Urion’s place.
 - b. Approval – Kromer, Milbourn construction
 - i. Both builds have been unanimously approved by the board.
 - c. Conflict of Interest Policy
 - i. This document has been submitted along with the state grant application. It is included as an attachment to these Minutes and was unanimously approved by the Board as an appropriate Code of Conduct for Board members.
 - d. Election Committee Report
 - i. Erin, Joanne, Jerry and Dave Barach are on this committee. There is an email sent out about the open positions. President and Treasurer are up for election.
 - e. Annual Meeting date and location
 - i. The Board agreed to use the Bee Tree Fire Dept Sub Station for this years Annual Meeting if available. Dave Morrision is coordinating and securing that venue. The date for the Annual Meeting has been set for July 22, 2023 at 9:00.
 - f. Dues discussion - \$1175/\$1500
 - i. Board voted on whether or not to lower the HOA dues, voted unanimously to keep the dues the same as the current rate.
 - g. Road Impact Fee discussion
 - i. The road impact fee is presently \$5000 for new builds and \$2500 for renovations and will remain that rate for FY 23/24
 - ii. The board decided to table.
 - h. Welcome Letter
 - i. At the moment, the way we find information for new members is through closing attorneys.
 - ii. The Welcome letter is being updated by Anthony with comments and suggestions offered be the Board.
 - i. Firewise program
 - i. Amy Wallace volunteered to lead the Firewise program. Board voted unanimously in favor.
 - j. David Urion farewell
 - i. A no-reply email will be sent to the community asking for nominations to fill the vacated Director at Large position.
6. Membership Forum - All 10 Minutes

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- a. Neil King reminded everyone that the bylaws and the covenants are different things.
 7. Next Meeting - June 13, 2023 at 7:00 via Zoom
 - a. The focus of this meeting is to prepare for the Annual Community meeting now scheduled for July 22 at 9:00
 8. Adjournment - Dave Morrison motioned to adjourn at 9:46 it was seconded by all.

Attachments included:

Financial Reports:

AMHOA Balance Sheet

AMHOA Income Statement

AMHOA A/R Aging Summary

AMHOA Recent Expenses

State Grant submission package

Conflict of Interest Policy

Road Committee report