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# Alpine Mtn HOA Board Minutes

June, 13th 2023 ( Zoom Video Conference 7pm - 8:54pm )

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## Attendees:

### Board Members:

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

### Non-Board Members:

Dave Barach  
Joanne Milbourn  
Susan Turner

## Meeting:

As a reminder the purpose of this additional Board meeting is to prepare for the Annual Member meeting

1. **Annual Meeting Details** 9am, July 22nd @ 510 Bee Tree Rd, Swannanoa, NC 28778; Dave Morrison has confirmed venue; bring \$30 check day of meeting
  2. **New Owners will be welcomed at the Annual Meeting**
  3. **Financial reports**
    - a. **Balance Sheet** - \$100,184.54 cash in bank.
    - b. **We can't bill for dues @ Barbara Scott's house** 115 Wildflower Cove until it sells.
    - c. **Residual funds are being recommended for using the money for the roads.** "Approval of Disposition of Residual monies" will be addressed in the annual meeting. As part of the discussion, it was confirmed that residual funds can't be returned to members per our covenants.
    - d. **We are now going to list non HOA member donations within the P&L moving forward.**
  4. **Audit report**
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- a. Annual – Lake Wylie group is the third party we use and after July 1st, they will Audit the financials.
5. Road Committee 5 year report
  - a. Ben Boren created and shared the 5 year road committee plan.
  - b. We still have no information from the state grant. In the case we don't get the grant, some of the priorities may shift.
    - i. Ideally (if we get the grant) if the asphalt is starting to "alligator" or break apart we would repair and work on shoulders at the same time.
  - c. The road committee plan will be posted on the website along with the minutes.
6. Architect, Audit committee reports
  - a. Audit committee has completed its 2<sup>nd</sup> and 3<sup>rd</sup> quarter reviews and found the financial records to be in good order.
    - i. The Audit Committee will present their findings for the first three quarters at the annual meeting. As stated above, Lake Wylie will perform the annual audit.
  - b. Joni Lawler will present the Outbuilding Structure policy and procedure at the annual meeting.
7. Gate Report
  - a. 12 gate arm replacements last year to only 2 this year.
  - b. Proposed a new gate arm - \$294 for a 2 piece breakaway gate arm from <https://www.pssstore.net/>. Board voted for unanimously for moving onto this new gate arm solution in order to save money.
8. Budget Report and Approval
  - a. Approval of Assessments
    - i. HOA dues are remaining flat. \$1270 for lower or \$1632 for upper neighborhood.
  - b. The following will be presented for approval during the Annual Meeting
    - i. Road Maintenance budget
    - ii. General Budget
    - iii. Disposition of Residual funds from fiscal year 2022/2023
9. Firewise Update
  - a. Amy Wallace is meeting with the forester and will provide an update at the annual meeting.
10. Bylaws and Covenants task force
  - a. JoAnne Milbourn will present an overview at the annual meeting.
11. Election of Officers
  - a. Secretary to email within 30 days election results of Annual Meeting - names, addresses, phone numbers and email addresses
  - b. President and Treasurer positions are up for election
  - c. We presently have no one who is stepping forward for Treasurer and one person for President.
12. Our bookkeeper Andrea's Contract and duties
  - a. \$2530 per year
  - b. Voted and unanimously approved to continue another year of service and to amend her present contract.
  - c. Ann G gave a synopsis of the treasurer's duties vs Andrea, our bookkeeper.
  - d. The board discussed the potential of hiring a 3rd party management firm and decided to table the conversation for future discussion as we resolve the open Treasurer position for FY 23-24

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- e. The Board agreed that Andrea is doing a great job and Jerry confirmed that Andrea is willing to assume additional responsibilities for compensation.
13. Member Forum - no comments shared
  14. Adjourn 8:54pm