
Alpine Mtn HOA Board Minutes

July, 22nd 2023 (Annual Meeting 7pm - 8:54pm)

Attendees:

Board Members:

Jerry Milbourn
Ben Boren
Bo Wallace
Dave Morrison
Anthony Thogmartin

Non-Board Members:

Juan and Olivia Lazar
Dave Barach
Mark and Edna Tokay
Neil King
Jennifer Taylor
Joanne Milbourn
Erin Spainhour
Ken Lugo

Meeting:

1. **Call to Order**
 - a. Jerry Called to Order 9:13am
 - b. Ann Gabrielson and Chip Law not present

 2. **New Members**
 - a. Juan and Olivia Lazar welcomed to the community.

 3. **Year in Review**
 - a. Jerry went over this years improvements the board has made such as the text alert system, Audit Committee, conflict of interest policy, state grant for Fred damages, architectural committee policy established, beautification committee established.

 4. **Election of Officers**
 1. **President**
 1. Bo Wallace
 2. **Treasurer**
-

1. Tom Helock

5. Financials - (all pertinent documents attached and posted to AMHOA website)

1. Full dues received \$101012.00
2. Expenses 13,857.77
3. Road Expenses were light thanks to a mild winter. 130k was spent on roads.
4. \$1550 was donated to the beautification committee
5. Boren asked about what the policy is for reserves?

5. Road Committee Report

1. Grants - Jennifer Tailor discovered that the state had a grant program for Fred damages. The state needed to adjust their allocations for funds and we are in limbo waiting for this change. We've since submitted \$189,925 of previous work and \$90,715 for future repairs. If we get approved for these funds, their contractor will do the repairs and get paid. We would only receive the funds.
2. Last year we we had a 71,281 carryover + our 62,658 budget. Those funds were spent on Ladyslipper prep and pave. We also rebuilt shoulders, ditches, and other preventative routine maintenance.
3. Curve on mountain lily was created with large logs holding up the road which are breaking down and we have metal culverts also beginning to crack.
4. There is a tree trimmer French Broad Tree Service coming to trim.
5. Mowing prices have gone up considerably. WE allocate 6k and we got quoted 2300 per mow. Bo Wallace decided to buy a \$1500 mower that attaches to a 4 wheeler.
6. The Mirror down scoops needs replaced.

6. Other Committee reports

1. There is an Audit committee. A package has been submitted to the outside party lake Wiley and they approved the books.
2. Plan for new builds and outbuildings are to be submitted to the architectural committee.
3. Gate report.
 1. Bo Wallace can raise the gate for large trucks and construction crews as well as help program clickers.
 2. There is now a breakaway gate and Bo Wallace found a less expensive gate vendor.
4. Dumpsters.
 1. Folks need to break down their boxes in recycling and remember to close the door. Trash is Wednesday recycling is Thursday by default.
5. Firewise.

1. Amy Wallace contacted the forest service who is going to come out and do an assessment. They are asking for community members to drag brush out to the roads for removal.

7. Budget Report

- A. 98,110.00 Budgeted for all dues (not including construction)
- B. 18,650 Total allocated for expenses
- C. 79,460 allocated for Road budget
- D. Total reserves: \$43,193 the board would like to apply to the roads. 20 total. Approved unanimously
- E. 3 Different budgets were voted upon and approved. The Road Maintenance budget, the General Budget, and the Disposition of Residual monies from fiscal year 22/23.

8. Other Items

1. Bylaws review
 1. Bylaw Committee was established. Ideas were submitted. If any changes are submitted to the community, we must attain a 2/3rds vote to approve.
 2. A big one that came up was when to establish the beginning or end of a single fiscal year.
2. Beautification committee
 1. We have established a committee for making the HOA look nicer and repair signs / gates.
 2. We could use some volunteers to help do some sanding.
3. Mailboxes
 1. Thefts have been reported at the mailboxes.
 2. Occasionally packages have had delivery issues such as being delivered to the wrong address or mailbox.
 3. The board is going to explore options.

9. Elections

4. President - Bo Wallace was elected
5. TreAsurer - Tom Helock was appointed.

There is now an at large position available.

10. Open Forum

1. Juan Lazar asked about the potential of a Basketball hoop / play area. Chris Lollis's lower area could potentially be used.
2. Dave Barach brought up the website looking for updating the website.



11. Adjournment at 11:13pm