
Alpine Mtn HOA Board Minutes

October, 11th 2023 (7:01pm - 8:35pm)

Attendees:

Board Members:

Bo Wallace
Chip Law
Tom Helock
Ben Boren
Dave Morrison
Anthony Thogmartin

Non-Board Members:

Joanne Milbourn
Joni Lawler

Meeting:

NOTE: Future board meeting dates: Jan 10th 2024 7pm, April 10th 2024 7pm, June 26th 2024 7pm,

Annual members meeting date: July 20th 2024 9am

1. Treasury reports

- a. Reviewed by board and attached to these minutes.

2. Bank Change results of research by Tom. (Documented by email).

- a. Tom Helock is in favor of transferring to First Bank and then exploring the option for high interest bearing business accounts for our reserves.
- b. The HOA is getting rid of the Paypal option for paying dues. Other means of remote payment are being explored.
- c. Bo motioned to move Alpine Mountain HOA over to First Bank, Chip Law seconded, passed unanimous.

3. Gate locks development and results by Bo.

- a. Rick Frizzell is ok with us having the codes so long as they are only used for emergencies.
- b. Discussed using the emergency texting system for sending out the code in the case of an emergency.
- c. Discussed "emergency exit" signs for the gates into the Cliffs.

4. Mower purchase: Need to discuss this and make a decision or table.

- a. The mower cost was \$1500.
- b. A new contractor recently used the mower and charged \$800 to mow the neighborhood. Linc, our mower from last year had quoted \$2340 in the spring using their equipment. This means the mower has paid for itself after one mowing.
- c. Pros and cons were discussed and Chip Motioned to buy Bo Wallace's mower which will significantly save the HOA money. Seconded by Ben Boren. Passed unanimously.
- d. Bo agreed to provide storage for the time being.

5. Storage shed: Discuss research, make a decision, or table.

- a. This will store our mower, salt bags, and other tools which will ultimately save the HOA money.
- b. Discussed adding a wifi camera to the shed which would also catch mailboxes and theft. It costs \$15/month for the camera.
- c. Tabled for community input.
- d. Discussed possible locations for it: Lady Slipper next to pavilion, Wildflower parking area, and end of Mingo Terrace.

6. Roads Update by Ben.

- a. Our paver Custom Paving isn't available until November, due to this being an unideal time to pave, Ben Boren suggests that we wait to pave until the spring.
- b. Discussed hiring a smaller paver contractor to patch the Mountain Lily section by Ray's where the culvert was replaced.
- c. Turns out we are likely now not going to get money from the State grant.

7. Power pole(s) for lights and cameras: Discuss, vote, or table.

- a. Tabled.

8. 7th member of the board needed.

- a. The board will put out another no reply email to try to get another board member.

9. New Business

- a. We received a notice on the Ramsey property. It was bought before Alpine mountain. 189 acres between us and The Cliffs. They have a deeded right of way. We received a demand letter to take down the gates.
- b. Bo Wallace spoke to the attorney about the potential of simply giving them the gate code and pitched the idea of a donation from them to help us maintain the roads they would be using.
- c. Discussed whether Jarrett property is part of Alpine Mtn or not. After some discussion, Dave Morrison motioned to drop Jarret from the books. Chip seconded. Unanimous pass.



NOTE: BASED ON NEW INFORMATION DISCOVERED IMMEDIATELY AFTER THE MTG THE BOARD VOTED UNANIMOUSLY (BY EMAIL) TO RESCIND THE VOTE IN 9.c. UNTIL WE DO MORE RESEARCH.

NEW INFO.: 1) MARK TOKAY FOUND CANCELED CHECKS IN HIS FILES PROVING THAT JARRETT HAD PAID ROAD MAINTENANCE FEES AT LEAST TWICE PREVIOUSLY, AND 2) ANDREA TOLD US THAT JERRY HAD ASKED HER (IN MID JULY) TO ADD AM HOA TO THE LIST OF CREDITORS FOR THE JARRETT ESTATE (WHICH HAS STILL NOT BEEN SETTLED).

10. Adjournment - 8:35pm