

**Apple Mountain Lake South
Property Owner's Association**

**MINUTES
2013 ANNUAL MEMBERSHIP MEETING**

Sunday, September 8, 2013

3:00pm – 5:00pm

Linden Methodist Church

Linden, Virginia

Agenda

- Roll Call
- President's Announcements
- Reading/Acceptance of Minutes from September 9, 2012 Membership Meeting
- Treasurer's Report
- Proposed Budget for 2013/2014
- Auditor's Report
- 2012/2013 President's Report
- 2012/2013 Vice-President of Roads Report
- Souter Judicial Sale
- Proposed Bylaw/Covenant Changes
- Election of Officers for New Board
- New Business
- Reminders
- Halloween Trick or Treating

Please note that information discussed at the meeting have been added to the minutes in italics.

Meeting was called to order at 3:05pm.

Roll Call by Secretary

VOTING RECORD

Lot No.	Property Owner	Present to Vote	Voting by Proxy	Proxy Given to: (Name / Lot #)
1	Mansur INACTIVE			
2	Mansur INACTIVE			
3	Makely			
4	Tinsdale\Hibbs			
5	Warner			
6	Vandenbosch INACTIVE			
7	Berrong			
8	Eggers			
9	Hattom\Byrne			
10	Crawford		X	Hales, Lot 28
11	Bosser		X	Hales, Lot 28
12	Nejadian			
13	Becker			
14	Burke			
15	Chandler INACTIVE			
16	Haughey			
17	Meeder			
18	Ayati			
19	Christen\Sylvia	X		
20	Souter INACTIVE			
21	Hatfield	X		
22	King			
23	King			
24	Dickens	X		
25	Smallwood			
26	Liston	X		
27	Kelly			
28	Hales	X		
29	Wisch			
30	Kilby			
31	Bussells/McGowan			
32	McNey			
33	Chapman		X	Zeman, Lot 52
34	Dengel			
35	Mooney			
36	Griffith			
37	Budwash			
38	Donovan			
39	Dagorn			
40	Turner			
41	Overholt		X	Hales, Lot 28

ROLL-CALL — VOTING RECORD — September 8, 2013

Lot No.	Property Owner	Present to Vote	Voting by Proxy	Proxy Given to: (Name / Lot #)
42	Cortes			
43	Wharton			
44	Conley			
45	Ashby			
46	Bank Owned (formerly Smith)			
47	Rivera			
48	Atkins			
49	Ewell			
50	McClung			
51	Thompson		X	Board
52 & 53	Zeman	X		
54	Zeman	X		
55	Perry		X	Perry
56	Mercer-Moore			
57	Burt			
58	Shokes			
59	Lose			
60	Rogers			
61	Bank Owned (formerly Bunnell)			
62	Chroust			
63	Gorgan			
64	Dawson	X		
65	Hunter			
66	Bush			
67	Johnston, Jr.			
68	Golden			
69	Golden			
70	Horn			
71	Golden			
72	Allen	X		
73	Clark			

Total Attending Votes:	<u>9</u>
Total Proxy Votes:	<u>6</u>
Total Voting at Meeting:	<u>15</u>
Members not attending and not voting by proxy	<u>52</u>
In-Active members have no voting rights	<u>5</u>
Total Members	<u>72*</u>

*Lots 52 & 53 are counted as one lot.

Announcements:

- Welcome to new member Colin Chapman on Apple Jack Road.
- The Association can be reached by phone, e-mail or Facebook, or website.

Web Address: <http://www.amlspoa.org/>
Email Address: AMLSPOA@AMLSPOA.ORG
Phone: 540-305-9781
Mailing Address: P.O. Box 171
Linden VA 22642
Facebook: <http://www.facebook.com/pages/Apple-Mountain-Lake-South-Property-Owners-Association/232184429908>

- *We usually post current things that are happening on the mountain and in our community on our Facebook page. For example, Shenandoah Valley Fire posts local emergencies such as the loud explosion (big boom) that shook our houses last month. Apparently, the police department, sheriff's department and fire department all searched the valley – Apple Mountain, Blue Mountain and Apple Mountain Lake South for the source of the explosion but were unable to identify the cause or location. But the police received calls from these locations and determined that the explosion happened in our general Linden area.*
- *We also post community information on the AMLSPOA.org website including as bobcat attacks, meeting and event information. These posts are located under “Special Announcements” page and are dated.*

Reading of the September 12, 2012 Annual Membership Meeting Minutes

Motions made and passed to waive the reading of the minutes.

Treasurer's Report

Lynn Zeman read the attached Treasurer's Report. Items on note...

- *Collected \$18,231 plus CCC Road escrow has been paid in full.*
- *ATV Road fees – everyone who has an ATV on the mountain has registered and received a sticker.*
- *Late fees / Attorney fees – have been collected from those residents we have taken to court.*
- *Disclosure packets – new residents Chapman and Crawford*
- *Liens – we haven't been doing liens, we send delinquent accounts directly to the attorney and Judgment.*
- *Road Impact Fee – received from Mr. Makely on Newton Road. No current plans to build.*
- *Reserves – two ING CDs, the interest earned goes directly into our saving account.*
- *Road Maintenance – was under budget, includes dust control, gravel, maintenance.*
- *Attorney Fees – waiting for a bill from attorney but currently have a credit.*
- *Postage – trying to save money by emailing minutes, etc. Member suggested offering electronic invoices for road fees instead of mailing them. If members are interested please email the Board. Perhaps send out an email to current email list and see if they want their invoices by mail or email.*

- *BB&T Checking Account - we are not receiving interest on this account. We plan to look at other local banks and credit unions to find a checking account that pays interest.*
- *Proposed budget for 2013-2014 is the same as 2012-2013. We did really well on staying on budget and do not see a reason to change it at this time. We will continue to make cuts on expenditures where we can.*

Unanimous Yes vote to pass the budget.

Auditor's Report

Read by Lynn Zeman, noted that it shows a net gain of \$1,020.

Unanimously agreed to accept Audit Report.

Treasurer's Report for 2012/2013

Report Date 06/30/2013

REVENUE

	<u>TO DATE</u>	<u>BUDGET</u>
2013 Road Fees 65 Lots @ 325.00	\$ 18,231.00	\$21,125.00
CCC Road Escrow Fees 7 Lots @ 50.00	\$ 300.00	\$ 350.00
CCC Road Admin Fees 7 Lots @132.00	\$ 974.00	\$ 924.00
Past Road Fees-	\$ 773.00	\$ 1,000.00
ATV Registration Fees	\$ 180.00	\$ 100.00
Late Fees	\$ 628.84	\$ 100.00
Attorney Fees/Court Fees	\$ 561.00	\$ 0.00
Disclosure Packets	\$ 200.00	\$ 100.00
Lien Release Fee	\$ 0.00	\$ 62.00
Bank Interest - Savings	\$ 0.00	\$ 100.00
Bank Interest – CD's	\$ 89.06	\$ 100.00
Road Impact Fee (Non-refundable)	<u>\$ 1,500.00</u>	<u>\$ 0.00</u>
TOTAL REVENUE	\$ 23,436.90	\$23,961.00

RESERVES

	<u>TO DATE</u>	<u>BUDGET</u>
ING CD	\$ 7,000.00	\$ 7,000.00
ING CD	\$ 7,000.00	\$ 7,000.00
Cash Reserves –Savings Acct	<u>\$ 5,938.28</u>	<u>\$ 4,500.00</u>
TOTAL RESERVES	\$ 19,938.28	\$ 18,500.00

ROAD MAINTENANCE EXPENDITURES

	<u>TO DATE</u>	<u>BUDGET</u>
Snow Removal	\$ 4,800.00	\$ 6,000.00
Road Maintenance	<u>\$ 13,232.35</u>	<u>\$13,500.00</u>
TOTAL ROAD MAINTENANCE	\$ 18,032.35	\$19,500.00

ADMINISTRATIVE EXPENDITURES

	<u>TO DATE</u>	<u>BUDGET</u>
Accounting/Review Fees	\$ 585.00	\$ 1,500.00
Attorney Fee's	\$ 2,000.00	\$ 6,000.00
Community Day	\$ 0.00	\$ 600.00
License/Filing Fees/Court Fees	\$ 187.94	\$ 200.00
Insurance-Property/Crime/Fraud	\$ 733.00	\$ 850.00
Meeting Place Rental Fee/Expenses	\$ 65.83	\$ 100.00
Printing/copying	\$ 0.00	\$ 100.00
Postage	\$ 361.12	\$ 400.00
Bank Charges	\$ 17.00	\$ 20.00
Office Supplies -Ink,Paper,Envelopes	\$ 110.66	\$ 650.00
Taxes		\$ 0.00
Subscription to Quicken	\$ 269.46	\$ 225.00
Subscription to Tracfone	\$ 0.00	\$ 145.00
Post Office Box Rental	\$ 54.00	\$ 50.00
Website	<u>\$ 0.00</u>	<u>\$ 80.00</u>
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 4,384.01	\$10,920.00
TOTAL EXPENDITURES	\$22,416.36	\$ 30,420.00
BB&T Checking Account Balance:	\$17, 568.48	

Proposed Budget for 2013/2014

REVENUE

2014 Road Fees	65 Lots @ 325.00	\$21,125.00
CCC Road Escrow Fees	7 Lots @ 50.00	\$ 350.00
CCC Road Admin Fees	7 Lots @132.00	\$ 924.00
Past year Road Fees-		\$ 1,000.00
ATV Registration Fees		\$ 100.00
Late Fees		\$ 100.00
Disclosure Packets		\$ 100.00
Lien Release Fee		\$ 62.00
Bank Interest - Savings		\$ 100.00
Bank Interest – CD's		\$ 100.00
TOTAL REVENUE		\$23,961.00

ROAD MAINTENANCE EXPENDITURES

Snow Removal	\$ 6,000.00
Road Maintenance	\$13,500.00
TOTAL ROAD MAINTENANCE EXPENDITURES	\$19,500.00

ADMINISTRATIVE EXPENDITURES

Accounting/Review Fees	\$ 1,500.00
Attorney Fee's	\$ 6,000.00
Community Day	\$ 600.00
License/Filing Fees/Court Fees	\$ 200.00
Insurance-Property/Crime/Fraud	\$ 850.00
Meeting Place Rental Fee	\$ 100.00
Printing/copying	\$ 100.00
Postage	\$ 400.00
Bank Charges	\$ 20.00
Office Supplies -Ink,Paper,Envelopes	\$ 650.00
Taxes	\$ 0.00
Quicken On-Line Registration	\$ 225.00
Tracfone Subscription	\$ 145.00
Post Office Box Rental	\$ 50.00
Website	\$ 80.00
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 10,920.00
TOTAL EXPENDITURES	\$ 30,420.00

Projected Net Shortfall **\$ - 6,459.00**

(Please note this is the same budget as last year
However, due to our collection efforts with Daniel Pond
With Pond Athey Law, we did not have a shortfall during
The 2012/2013 fiscal year)

Proposed Budget for 2013/2014

CONTINUED

Reserve Balances

CD Balance	\$ 7,000.00
CD Balance	\$ 7,000.00
Savings Account Balance	\$ 5,938.28
Checking Account Balance	<u>\$17,568.48</u>

Funds remaining in Reserve

\$37,506.76

\$3,000 to be transferred from checking to savings in August 2013.

Unanimous Yes vote to pass the budget.

Auditor's Report

See attached Auditor's Report, a separate document.

President's Report, 2012/2013

I want to begin by thanking the Board members for their hard work last year on the many projects throughout the year.

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Notable Accomplishments for 2012/2013

Finances:

The Board was able to meet the 2012/2013 budget without pulling any money from savings. The Board also was able to put \$3,000 back in savings this year!! We were able to accomplish this by keeping our expenses under budget and with the help of collections of past due accounts by Daniel Pond with Pond Athey Law.

The Association has continued to retain the legal counsel of Daniel Pond with Pond, Athey, Athey, & Pond. Mr. Pond has successfully collected payments through judgments. This year, we have collected the following:

\$ 773.00	for prior year's road maintenance fees
\$ 628.84	in late fees
\$ 561.00	in attorney fees
<hr/>	
\$1,962.84	total

Mr. Pond was also successful in obtaining 3 judgments against member's with past due maintenance fees. He is currently working on obtaining judgments on 4 members with past due 2013 Road Maintenance fees. He will also be filling the judicial sale suit against Ms. Souter by the end of September. Current amounts that are past due are as follows:

\$10,989.08 Souter (Apple Jack Circle) *There was a delay on the lawsuit because our attorney also represents Spring Leaf, another debtor, who has a Judgment against Souter. Our attorney had to request a conflict of interest waiver from their corporate legal department. He finally received waiver and should be filing suit this coming Tuesday, Sept 10th for foreclosure. Once the lawsuit is turned over to the Trustee, Souter will not be able to live in the house and the house will be vacant.*

Resident (Marge Christian) noted that according to Eric Moore and Assistant Commonwealth Attorney, if Herb Dunkle (who lives with Julia Souter) is bringing more stuff/junk onto the property, we should call him to have charges pressed against him – because he is going against the court’s decision. Gayl said she would email Eric Moore saying that Dunkle is bringing more stuff onto the property.

Additionally, she is not supposed to have “farm use” tags on vehicles per the latest lawsuit decision. It was suggested that the Sheriff be called if Herbie is seen driving the old brown truck with those tags (or older white minivan with expired tags). Jeff Allen noted that there is a long line of tables (25yds) lined up on the property full of junk.

Souter has filed a lawsuit against the State of Virginia but that suit has nothing to do with AMLSPOA. Virginia Home Owners Association laws allows us to bring suit against her for failure to pay her dues and follow the Association’s bylaws and covenants.

Marge Christian noted that the mortgage has been paid off so Souter’s mother is no longer part of the suit.

\$ 678.00 Mansur (Newton Road) *Was suppose to have been paid by Sept 1st because we have a Judgment against him from last year. We came to an agreement that the total would be reduced by about \$130, if he paid the full amount with two payments in August. He paid the first payment of \$678 but did not pay the second payment. Per the agreement that our attorney wrote, if Mansur did not pay the full amount by Sept 1st, the agreement would be null & voided. Now Mansur has to go to court on Sept 20 for Interrogatories. Total due is now a bit more than \$678. UPDATE, Sept 9th, Mr. Mansur paid the account balance over the weekend. We will not be going to court as he is paid in full. This will save the POA money on legal fees.*

\$ 4,052.93 Vandebosch (Apple Jack Road) *If the Souter lawsuit goes well, we may pursue this property for foreclosure for unpaid dues. We plan to bring Mr. Vandebosch in for Interrogatories. However, in the past when asked where he works, it seems that the company denies that he works there, leaving us with no way to garnish his wages. It was asked if he could bring a current paystub to Interrogatories.*

\$ 728.00 Chandler (Apple Jack Circle) *We are in the process of going for Judgment.*

\$16,448.01 Total

This is the 6th year the Board has offered Payment Plans to all members with six members taking advantage of the program.

Community Clean Up Day:

The Association did not implement a Community Clean Up Day this year due to the lack of interest from members. I strongly suggest the Association implement a Community Clean Up Day in the spring of 2014 to help minimize the cost of maintaining the sides of the roadways. If you can spare a day or a weekend in the spring of 2014, please contact the Board and volunteer. *We are trying to do something in October 2013 including renting a chipper. Please contact the Board if you are willing and able to help cut trees/brush and feed into the chipper.*

Resident Action Requested!

Firewise/Community Day:

This is the Association's 8th year participating in the Firewise Program.

I would like to thank Jeff Allen and Kim Bosser for working with the Forestry Department on the clearing of an evacuation route at the top of Apple Jack Circle — between 665 Apple Jack Circle and 749 Apple Jack Circle. The Dickens Family has agreed to maintain the route by mowing it in the spring and summer.

The Evacuation Route is wide enough to drive a car through in the event of an emergency. Remember this is private property and not a place to casually ride an ATV. The Route goes all the way down to the fields of the lady who owns the farm that lets out on Grassland Road. A sign will be put up indicating the Emergency Evacuation Route.

The Board plans to rent a chipper this fall to continue to clear the dead trees and brush on the sides of the roads. I would like to thank Jeff Allen, Don Hales, Doug Liston, Jeff Sylvia and all of the other volunteers for their ongoing commitment on this project. I would like to suggest that the board continue to do this to reduce a fuel source in case of fire. *Our long term goal is to widen the roads so that two cars can pass on any of the Association's roads. We are also trying to cut down on the amount of shade on the roads so that they dry faster in the winter. Orange ribbons on some of the trees on Apple Jack Circle are for future tree removal. Volunteers are needed to help remove the trees. Our main focus has been Newton Road because that road receives the heaviest use. Unfortunately, Apple Jack Circle doesn't get as much traffic so it's left for last. Anyone that is able to volunteer to help cut back the brush/trees, please let the Board know so that we can let you know when the chipper will be rented. We are asking residents to please cut the brush back from the sides of the roads, per our Bylaws it is the resident's responsibility.*

Resident Action Requested!

In addition to the evacuation route on Apple Jack Circle and with the help of the Department of Forestry, the Board has been working on a Community Evacuation Plan. Please review your copy of the Plan and complete the forms included. The AMLS Community Emergency Contact Form on page 12 should be returned to the Board in case of a community evacuation. Our goal is to help our neighbors safely evacuate in the event of a wildfire, train derailment, etc. This form will help us identify

Resident Action Requested!

those needing extra assistance (elderly, children home alone, etc) in getting off the mountain to a safe place. It also helps identify residents that may have special equipment or skills in case of an emergency. This form will be held confidentially by the Board.

Reviewed Evacuation Plan and emphasized the importance of submitting the AMLS Community Emergency Contact Form on page 12 to the Board in case of an emergency. Emergency evacuation location will be determined by Warren County Fire & Rescue (WCFR). Listen to the TV, local radio stations and/or check the WCFR website for details of which places are open for displaced citizens. Each family should create their own emergency procedures including identifying an emergency meeting place, see page 11 of the Plan for details.

Note, that Sunday, October 6th, the WCFR on Commerce in Front Royal has an Open House where you can get more information on CERT (Citizen Emergency Response Team), Shelter in Place, Ready.gov, etc. See their website for more information.

Unfortunately, we did not hold a Community Day this year due to date conflicts with the Board. However, we hope to hold a Community Day in the spring of 2014. *Please let the Board know if you would like to help organize it or attend!*

Webpage/Facebook:

I'd like to thank Michelle Liston for all of the work she has done on maintaining and updating the Association's website. The web address for the Association is www.amlspoa.org and our email address is AMLSPOA@AMLSPOA.ORG
Please let us know if you have suggestions on things you would like to see on our website.

The Association can also be found on Facebook at
<http://www.facebook.com/pages/Apple-Mountain-Lake-South-Property-Owners-Association/232184429908>

Complaints:

The Board requests that all Association complaints and questions be mailed to the Association, emailed or leave a message on the Association cell phone. Please allow 3 to 4 days for someone to return your calls. *The Complaint Form is located on our website. There is an entire process that we have to follow (we voted this in last year) and the form includes a time table.*

AMLSPOA
P.O. Box 171
Linden, VA 22642
Cell: 540-305-9781
AMLSPOA@AMLSPOA.org

Please do not call board members at their homes with complaints. Board members are volunteers to our community and should be able to enjoy their personal time

without interruptions. If there is a true emergency, please call the Warren County Sheriff's Department or Warren County Fire and Rescue.

Noted: Association emails are forwarded directly to the President (Gayl), Treasurer (Lynn) and Secretary's (Michelle) personal email. We tend to respond quickly to email.

Gayl Hales, President 2012/2013

Vice President of Roads Report

It has been a pleasure serving as AMLSPOA VP of Roads, this past year. I would like to thank Mr. Chris Thompson, who formerly held this position, for his dedicated efforts. I am pleased to report that we are still making forward strides to improve the roads in our fine community. We continue to maintain and grow our relationship with Clatterbuck and Sons. *Jeff Allen added that Tim Clatterbuck is a tremendous asset to our community. He works "for" us to make our roads better and goes over and above what we ask him to do. "I don't think that he charges us as maybe he should. I don't know that everyone appreciates what he does for us and our roads."*

Over the last year we have removed a number of large trees and numerous limbs and vines that were encroaching on the roads. We have continued to improve our snow removal efforts and have been successful in keeping the roads passable and as ice free as possible. I would also like to thank those who made the kind comments about how well the roads were cleared in our late winter storms.

Our spring road maintenance went smoothly and we added new gravel to continue to build up our roadbed. Additionally, we are widening the road and removing the berms in many areas to make passing easier and to mitigate erosion from water runoff.

Although it was a little late this year, the dust control chemical was applied in July and seems to be working perfectly. We used Clatterbuck this year, for the dust control, and this vendor change saved the community close to \$1000.00. We are also continually trying to keep up with the potholes and washboarding that develops.

As time has passed, it doesn't appear that this year's dust control has worked as well as the product that we've used in the past. Jeff spoke to the previous vendor and had a very nice conversation with him. We will probably switch back to him and Jeff is confident that we will be able to have him match the less expensive Clatterbuck pricing. A resident asked if Clatterbuck used the same chemical formula? Clatterbuck used a different chemical (Magnesium), instead of Calcium, which is suppose to work better than calcium. The mix or quantity wasn't quite right and not as effective as last year's application of calcium.

The board would like to thank Chris Overholt for his work on keeping the potholes filled in, near the bridge at Newton Road and CCC Road. Our thanks to Lynn Zeman for hand washing the entrance sign at CCC Road and Newton drive.

If you feel that a section of the road gets bad and needs work, please give us a call or email say, "can you address this before it turns into a real problem?", we'd appreciate it. Jeff went on to say that if he stays on as VP of Roads, his goals would include removing more trees from the roadside and ask the owners take on more responsibility on maintaining and cutting back the road side brush on their property.

Resident Diane Dawson noted that the entrance that goes over the east bridge is really narrow and over grown. Gayl commented that we do not own that property, we only have an easement to our community, so we have to be careful on how we cut back the roadside brush. Jeff said when he has time he will go and cut it back a little.

Hopefully, by the time of this meeting, we will have had Clatterbuck cut back all the weeds, limbs and saplings along the sides of our roads, as well. AMLSPOA has committed to Clatterbuck to receive this trimming service for the next several years, and he is giving us very reasonable pricing.

This has not happened yet. Clatterbuck is waiting on his equipment (a new knuckle boom mower that reaches 15' up in the air). Woodstock Equipment is procuring the mower but hasn't come through for him yet. If the leaves are still on the trees when he gets the mower, Clatterbuck will come through the community but if the leaves are down, we won't do it until next summer. Clatterbuck has apologized up and down but he doesn't know what else to do. Jeff said that he's been to Woodstock Equipment and that they do not operate their business like everyone else in the 21st century, their theory is "you'll get it when it gets here".

The more people we can get to help with the chipper, the more we can get done. We need manpower. The equipment is easy to get but we need help to get this work done.

A question about snow removal...it seemed that more gravel was pushed to the side of the road when the roads were plowed. Jeff commented that this was Clatterbuck's first year doing our snow removal. He has a vested interest in keeping our roads in good shape to make it easier on his crew in the spring/summer. This year's problem was that the March snow bonded onto the gravel which made clearing the snow harder.

Gayl noted that we had a landscaper come in and remove the plants under and around the entrance signs due to last year's volunteers being bitten by chiggers. The landscaper laid landscape fabric to help prevent weeds from growing and then covered it with mulch. He suggested spraying it with weed killer in a few weeks. The sign's lights are not working and need to be replaced. That should be completed in the coming weeks.

One of the driveways that we have continually had problems with water runoff onto the road is Bunnell on Apple Jack Circle. That property has gone into short sale with a potential owner waiting for the bank to approve the contract. It was suggested that send a letter to the bank regarding the driveway issue. Gayl said the Disclosure Packet will note that the driveway does not meet POA standards and needs repair. Which might mean the Bank repair the driveway before the sale.

I look forward to the continued commitment of this board, its potential new members, and our residents to the rental of a large chipper again. I feel that the use of this chipper, along with help from our neighbors, we can continue our efforts toward reclaiming our roads.

Jeff Allen, VP of Roads 2012/2013

Souter Lawsuit

As you know, we have been actively pursuing a lawsuit against Julia Souter at 471 Apple Jack Circle for years of unpaid road fees. The Souter lawsuit is ongoing and moving towards foreclosure with a sale on the courthouse steps. Our attorney received a waiver from a company that had a lien against the Souter property. The lawsuit should be filed on Tuesday, September 10, 2013. An update will be included with the final meeting minutes.

See note under President's Report for additional details.

Proposed Bylaw\Covenant Changes

There are no Bylaw\Covenants changes

Election of Officers for New Board

Are there any nominations from the floor? *No nominations from the floor. Diane Dawson moved to nominate all current Board Members to another term in office.*
Unanimous Yes vote to elect the same board members to another term.

Gayl noted that she has been on the Board for 8 years, this would make 9 years and may be her last year. Jeff noted that outside of those people that attended today's meeting, there doesn't seem to be anyone else who wants to hold a position. If other property owners were interested, they would come to meetings and be part of the solution. Those of us on the Board only volunteer because we care about where we live.

It was also noted that the residents that complain do not attend the meetings or help in any way. If you are going to complain, please be part of the solution by attending meetings and events, maintaining your property, and help keep our community in good condition.

Lastly, if Board members had not gone to neighbors for Proxy's we would not have had a quorum (15% of the active membership) today. Which means that we would have had to hold another (re-do) meeting and hope that residents were interested enough to attend or send in their proxy.

The Board –

Our Association would not be able to function without these five positions filled. The Association was created by its members to promote the health, safety and general welfare of property owners in the development. The Board has been entrusted with the power, authority, and fiduciary responsibility to enforce the Association's Covenants and Bylaws. Board members attend monthly Board Meetings and take on tasks as directed by the Association President.

1. President – *Gayl Hales*
2. Treasurer – *Lynn Zeman*
3. Secretary – *Michelle Liston*
4. Vice President of Roads – *Jeff Allen*
5. Vice President of Architecture – *Kim Bosser*

Selection for Road Committee –

Perhaps the most important part of our community, the Road Committee members help keep our Association's roads in good shape by filling potholes, cutting back brush from the roadways, picking up trash, etc. Many hands make this a quick and rewarding job with immediate results.

Donald Hales

Selection for Audit Committee –

We have used a third party for our annual financial audit. We plan to continue this in the future.

Selection for Firewise Committee –

We apply for a Firewise grant through the Department of Forestry each year. We also touch base with our Dept of Forestry contact throughout the year. Our Firewise grant allows our Association to rent a chipper to help mitigate fuel sources throughout our community. This committee also tracks hours spent doing these activities which is part the "in-kind" hours required by our grant.

Cecilia Hatfield, willing to track hours

Selection for Communication Committee –

Help keep our community informed on an ongoing basis. Typically includes developing, printing and mailing 2-4 newsletters per year. Also website and Facebook

updates as needed to keep residents updated on what is going on within our community.

Selection for Community Day Committee –

Be part of a team that organizes and promotes our annual Community Day. We try to have family friendly community events each year. Last year we had a Community Day in October that included a moonbounce and crafts for kids, grilled hotdogs, drinks, snow cones, local vendors and agencies (Department of Forestry).

Halloween Hay Ride is on Sunday, October 27th at 5pm at the Newton/CCC entrance.

- *If you want to trick-or-treat, please RSVP so we know to expect you. Meet at community's entrance at 4:45pm.*

- *If you are going to pass out candy to the kids, please let us know. It's hard to see some of the houses from the road. We won't stop unless we know that you are participating.*

We need a sign at the entrances and at the Apple Jack Road/Newton Road intersection. Maybe something for the CCC Rd residents.

Other Comments:

- *A bobcat has attacked the same elderly dog twice (Nov 2012 and Sept 2013) on Apple Jack Circle. Both attacks have happened between 9am- 1pm. A trap has been placed on the property in hopes of catching it. Bobcats are opportunist and will hang around until they get what they want. There are also cats missing in the community, although that could be due to coyotes.*

- *A bear was removed from the community. The bear tried to get into the house through the dog door. Please do not leave pet food (dog/cat/bird) outside. It attracts bears, bobcats, etc. Wild animals are opportunist and will eat where it's easiest.*

- *Rattlesnakes and copperhead snakes have been found in garages throughout our community. Please be aware and careful.*

- *Thank you to Don Hales and Jeff Allen for clearing the corner of Apple Jack Road and Apple Jack Circle. It looks great!!*

- *Please join us after the meeting at the Hales house for a cook out. We have hotdogs, hamburgers, macaroni salad, brownies, lemon cake, drinks, etc. We'll get going around 5pm.*

Thank you for coming today!

REMINDERS

- The speed limit throughout the AMLS Community is 15 mph.
- Vehicles traveling up the mountain have the right of way.
- Reminder that heavy equipment traveling on our roads require a \$1,500 impact fee payment to the Association as per our Covenants, Section VII, Subsection H.
- Heavy equipment used at Mosby Mountain Estates needs to use an alternate route and not go through our community.
- All ATVs need to be registered with the Association. An annual fee of \$15 will be included with your Road Fees. ATVs must obey traffic laws including the 15mpg speed limit.
- Property owners are responsible for proper grading of their lots and driveways to prevent damage to Association roads.
- Farm animals, including poultry, are not permitted on any Lot. This is a Warren County rule. Our community is zoned residential, not agricultural.

With no further business, the meeting was adjourned at 4:20pm.

*Minutes prepared and submitted by:
Michelle Liston
Secretary, AMLSPOA*

APPLE MOUNTAIN LAKE SOUTH HALLOWEEN TRICK-OR-TREATING

**Join us for a fun night of trick-or-treating!
Children will enjoy a hay ride through the
community to participating houses.**

Sunday, October 27, 2013

**Meet at 4:45pm at the CCC/Newton Entrance
Hayride will begin promptly at 5pm.**

(Bring a blanket for the hay ride as it gets cool when the sun goes down.)

happy halloween happy halloween happy halloween happy halloween

**In an effort to make participation
easier, if you would like to go trick-or-
treating and/or see the children and give
out treats, please RSVP by October 26th
to amlspoa@amlspoa.org or 540-305-9781
or to any board member.**

**If you have any questions, please contact
Michelle Liston at 540-305-9781 or secretary-
amlspoa@amlspoa.org**

