

**Apple Mountain Lake South POA  
Board Meeting Minutes  
August 15, 2019**

- **Call to order:**  
Michael Ciccolini called to order the monthly meeting of the AMLSPOA board at 7:00 pm on Thursday August 15, 2019. The meeting was held at the home of the VP of Architecture.
  
- **Roll Call:**  
Michael Ciccolini conducted a roll call. The following members of the board were present: Michael Ciccolini, Margie Christian, John Neufeld. No other community resident attended.
  
- **Previous meeting minutes:**  
Previous meeting was held July 18, 2019 and the minutes from this meeting were reviewed and approved by Michael Ciccolini and attending board members.
  
- **Agenda:**  
The agenda for tonight's meeting was unanimously approved (agenda attached).
  
- **Treasurer Report:**  
Reviewed Statement of Revenue and Expenditures through, 2019.  
Margie Christian presented the treasurers report: Current Assets total \$100,094.17 (Checking BB&T \$35,683.72; Checking BB&T/CCC Escrow \$3,700.00; Money market United Bank savings \$60,710.45).

The association received a \$1700.00 bill from the attorney Mr. Pond. Of this amount \$800 was for Chandler's legal fees.

The tax return was prepared and filed. Due to interest earned on our savings account we had to pay \$185 to federal and \$37 to state.

Report on past dues:

- Chandler owes \$5291.36 – Judgement filed for prior years dues. Daniel Pond has filed an additional judgement for 2019 Road fees and late fees.
- Conner owes \$220.00 Daniel Pond has sent a letter advising of past due amount and an additional \$ 200.00 in legal fees bringing the total due to avoid a Judgement to \$ 420.00. The board has collected the \$422.00 from Mr Conner.
- 2 other homeowners are on payment plans and have paid when due (Mansour and Sackett are paying on time)

- The board voted to investigate changing the fiscal year to October 1 to September 30 to rectify the current limbo period of the new fiscal year starting before the budget is approved by the POA members at the annual membership meeting. The board chose not to make any changes at this time. This may be taken up again in the future.
- The board reviewed two new budgets to be voted on for the new fiscal year – they will have increases in snow removal and road repairs – one budget to include a \$25.00 per year per lot road fee increase. These budgets will be voted on during the membership meeting on September 8.
  
- **VP of Roads Report:**
  - Due to the heavy rains on the July 4 weekend emergency maintenance had to be done due to sediment and debris resulting from the heavy rains that clogged culverts that run across Apple Jack Circle. The board agreed to have Clatterbuck do the repairs. Miss Utility was called before repairs were started. Potholes were repaired near the Newton Road bridge along with large logs and debris removed from under the bridge which were clogging the flow of water. **Repairs done from July 4 rain and additional maintenance were billed \$1200 by Clatterbuck and have been paid.**
  - VP of Roads and Board President will ride around community and identify homeowners not in compliance with Covenants Section VII G Dwellings and Maintenance of Lots – first action to be taken by board is to mail out a general letter to homeowners reminding them to keep lot trimmed and letter will include Firewise safety tips as well as a Firewise log sheet. Letter sent to all homeowners in July. As a result of this letter many of the homeowners responded by doing the work.
  
- **New Business:**
  - The board received a letter from Lot 28 lawyer regarding run-off from the July 4 rain. We are responding with a letter from the board. In addition, the board will make the letter from lawyer available for review by association lawyer Mr. Pond and the board will contact association insurance provider.
  - Our community submitted the application to be reestablished as a Firewise Community. The application has been approved and AMLS has been reestablished as a Firewise Community. This will give us the potential to apply for future grants that will support us as a fire-safe community.
  - Due to the CICB suggestions the board will delay putting minutes and financial reports on the website until establishment of a password

protected page to store this information. This is meant to protect individuals as well as the association. Once the password protected page is established, we will resume uploading all information onto the website.

- The board reviewed the annual membership meeting packet and made necessary corrections in preparation for the mailing of the packets – to be mailed out by August 19.

**Adjournment:**

Michael Ciccolini adjourned the meeting at 8:35 pm

Next meeting to be held will be the annual membership meeting on September 8, 2019 at 3pm at the Linden United Methodist Church. The new board will establish meeting date and time for the October board meeting.

