

**Apple Mountain Lake South POA  
Board Meeting Minutes  
December 20, 2018**

- **Call to order:**  
Michael Ciccolini called to order the monthly meeting of the AMLSPOA board at 6:00 pm on Thursday December 20, 2018. The meeting was held at the home of the Board Secretary. The regularly scheduled meeting of December 13, 2018 was cancelled and this meeting on the 20<sup>th</sup> was in place of the original one.
- **Roll Call:**  
Michael Ciccolini conducted a roll call. The following members of the board were present: Michael Ciccolini, JR Dawson, Margie Christian, Barbara Mooney. No other community resident attended.
- **Previous meeting minutes:**  
Previous meeting was held November 20, 2018 and the minutes from this meeting were reviewed and approved.
- **Agenda:**  
The agenda for tonight's meeting was unanimously approved (agenda attached).
- **Secretary Report:**  
Board reviewed letter to homeowners. It was agreed that the letters would be sent out in January with the annual dues notices. Homeowners are instructed to return the last page of the letter – which will contain the homeowners updated contact information – along with their dues payments. An on-line spread sheet will be created so homeowners can also go on line and update their contact information (president to discuss with Johnson). Secretary to send final draft of letter to treasurer.
- **Treasurer Report:**  
See attached Statement of Revenue and Expenditures through November 30, 2018. Margie Christian presented the treasurer's report: Current Assets total \$88,363.28 (Checking BB&T \$44,782.65; Checking BB&T/CCC Escrow \$3350.00; Money market United Bank \$40,230.63).

Annual report to State Corp Commission on change in officers was filed November 2, 2018

Community Association Registration renewed and expires October 31, 2019

Disclosure Packets updated (secretary updated cover letter using Board President as agent). Two homeowners have been identified as needing a disclosure packet: Connelly and Golden  
Golden had to have a new contract drawn up (old contract was void) and board agreed that for any contract – even if new – new packet will be made and \$100 will be collected – can be collected at closing from title company

The treasurer reviewed the outstanding debts and actions taken or to be taken:

**Sackett:** Balance owed by Mr. Sackett - contacted by treasurer and agrees to pay at least \$50 per month until debt paid; payments of \$50 continue to be received from Mr. Sackett. Receipt of payment and invoice for next payment to be sent by Treasurer

**Mansur:** Payments made by Mansur. Treasurer to contact Mr. Mansur to thank him for payments, send confirmation of receipt of payment and reminder of balance remaining

**Makely:** Balance owed \$420.00 Treasurer to send letter to homeowner

- **Road Maintenance:**

To get us through the winter:

- 5 swells need to be dug to slow down the water. The 5 homeowners have been contacted and work has begun
- Snow removal bill paid by treasurer
- Discussion by president about bill for roadwork

Reevaluation of roads will be done in the spring.

The board also brought up the possibility of looking into application of a tar and chip road – board will begin researching this. It was brought up by Margie Christian that our community's involvement in Firewise has the potential of allowing us to receive a grant that we could use as road money.

**Attorney:**

Lawyer Daniel Pond to draft memorandum of lien (warning) letter to send to Treasurer for use when homeowner is in arrears with dues. Per lawyer ok to proceed with judgement against Chandler.

- **Facebook and Website:**

Secretary will review website and send corrections and updates to Board President for review and then to J Turner for updating.

- **Open Forum:**

The board has agreed to keep the meetings on Thursdays at 6 pm

The next meeting is scheduled for January 17 at 6 pm at the VP of Roads home

Per Marge: John Miller is Firewise contact. We will contact him for application for grants available (due April 1). Marge to ask Mr Miller if we can use timesheets from the past for yard waste and clearing work credit. Also Marge to clarify what can be used for credit (ie cutting grass etc)

Barb to call NSRR re putting a mirror on the railroad sign – current mirror is ineffective in allowing motorists to see both sides : ok to move mirror

