

**Apple Mountain Lake South POA  
Board Meeting Minutes  
January 24, 2019**

- **Call to order:**  
Michael Ciccolini called to order the monthly meeting of the AMLSPOA board at 5:30 pm on Thursday January 24, 2019. The meeting was held at the home of the VP of Roads. The regularly scheduled meeting of January 17, 2019 was cancelled due to weather and this meeting on the 24<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 December 20, 2018 and the minutes from this meeting were reviewed and approved.
- **Agenda:**  
The agenda for tonight's meeting was unanimously approved (agenda attached).

- **Treasurer Report:**  
See attached Statement of Revenue and Expenditures through December 31, 2018. Margie Christian presented the treasurers report: Current Assets total \$83,732.93 (Checking BB&T \$40,094.43; Checking BB&T/CCC Escrow \$3350.00; Money market United Bank \$40,288.50).

\$4646.22 (\$1075.00 and \$3571.22) was spent so far this winter for snow removal and road maintenance (out of a snow removal budget of \$10,000)

Discussion took place regarding the question 'of whether nonbudgeted items can be reimbursed if over \$500 (office supply budget)' and recommendation made to build in a \$200 increase into next year's budget which will cover the Quick Books fee of \$631.00. Also discussed paying for QuickBooks monthly instead of annually with debit card.

President to go to BBT to get a debit card for Treasurer to use.

Annual dues invoices sent out to residents along with request to update contact info and with ATV attachment - Secretary to update spread sheet with all information  
Lot 6 has 3 different names associated with it. Treasurer to call county to clarify.

Question arose regarding ATV registration after homeowner Jeff Allen paid \$15 annual registration fee for all 3 of his ATVs. Question arose regarding wording in bylaws. Board President to send ATV stickers to each homeowner who registers his ATV.

A letter was sent by treasurer to Chris and Kim Overholt asking them to remove the drain pipes – request was for the Overholt's to let board know the plan when they return their dues payment

Daniel Pond sent treasurer an affidavit for warrant in debt against Chandler (he owes \$4871.36 plus upcoming dues of \$375)– needs to be signed in front of a notary and sent back to Daniel Pond for him to file the warrant in debt. Also discussion around getting stickers to tow Chandler's truck which has been parked in the road

Daniel Pond also sent the treasurer a sample letter to be sent by certified mail to any homeowner delinquent in dues as well as a sample memorandum of lien to accompany notice. This will enable the board to place a lien on lot owners who are delinquent.

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

**Sackett:** Balance owed by Mr. Sackett - 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 Attempts to contact this homeowner have not been successful. Treasurer sent a letter to Mr. Makely's neighbor to inquire whether the neighbor can assist us with contacting Mr. Makely. If we cannot contact him next step will be to place a lien.

- **Road Maintenance:**

To get us through the winter:

- Snow removal bills paid by treasurer
- So far, we have spent \$4646.22 for snow removal (out of \$10,000 budget)
- Board president to discuss with Clatterbaugh – need a contract for 2019, needs to check in with president prior to doing work and check out when work completed
- Discussion about needing gravel surplus to fix potholes as they arise

Reevaluation of roads will be done in the spring.

- **Secretary Report:**

Secretary has reviewed website and listed updates needed. Per the Board President the secretary and J Turner will work together to get website updated.

- **Open Forum:**

The board has agreed to keep the meetings on Thursdays but changed time to 5:30 pm  
The next meeting is scheduled for February 21 at 530 pm at the Board Secretary's 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)

