

**Apple Mountain Lake South POA
Board Meeting Minutes
July 18, 2019**

- **Call to order:**
Michael Ciccolini called to order the monthly meeting of the AMLSPOA board at 7:00 pm on Thursday July 18, 2019. The meeting was held at the home of the VP of Roads.
- **Roll Call:**
Michael Ciccolini conducted a roll call. The following members of the board were present: Michael Ciccolini, JR Dawson, Margie Christian, John Neufeld. No other community resident attended.
- **Previous meeting minutes:**
Previous meeting was held June 20, 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 May 31, 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).
Report on past dues:
 - Chandler owes \$5291.36 – Judgement filed for prior years dues. Daniel Pond is filing 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.
 - Esteban Resendiz owes \$420.00 – Mr. Resendiz has since paid his road fees along with the late fee.
 - 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 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.

- **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.
 - Board agreed that since there is no money in budget dust control will not be done – the rain is helping keep dust under control
 - Board called Warren County Zoning Office regarding property of Chandler not being kept up – county no longer intervenes in such matters
 - 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.

- **New Business:**
 - Request by homeowner for permission to have small farm animals – will look at Warren County ordinance – after inquiring if zoning allows for goats, we found that due to being zoned as R1 this does not allow for farm animals
 - The board voted to decline Lot # 28 homeowner's request to mitigate runoff from the July 4 storm. As the board understands it, we are not responsible for run off due to extreme weather conditions. In response to the storm the board took responsibility for clearing the ditch and culverts across the road which were clogged due to the severe rain. The homeowner in Lot # 60 took responsibility for clearing his culvert which was clogged due to severe rainstorm.

Adjournment:

Michael Ciccolini adjourned the meeting at 8:42 pm

Next meeting to be held August 15, 2019 at 7:00 pm at the VP of Architecture house

