

APPLE MOUNTAIN LAKE SOUTH
PROPERTY OWNERS ASSOCIATION
P.O. BOX 171
LINDEN, VA 22642
BOARD OF DIRECTORS MEETING

DATE: Thursday March 14, 2019
TIME: 6:00 PM
PLACE: Home of VP of Roads

AGENDA:

1. Meeting called to order and roll call taken
2. Approval of February minutes
3. Discussion regarding pets running loose and chickens

No farm animals of any kind (including livestock, poultry) shall be permitted on any Lot, except that dogs, cats and other usual household pets may be kept provided that they are not kept for breeding or maintained for commercial or charitable purposes or in unusual numbers

4. Discussion regarding parking on the street
5. Treasurers Report

- Update on return of annual dues notices
- Discussion regarding a payment plan for those homeowners who have a need:

“These Fees shall be billed in February of each year and due by April 1 of each year. Fees not postmarked by April 10th will be considered past due, which will result in: 1. A late fee of 12% per annum compounded until paid, 2. A legal rate of interest as determined by the Virginia State Code until paid, 2. A lien will be placed on the Lot each year until paid, 3. The credit bureau will be notified of the lien and non-payment thereof, 4. The owner's status will be reduced to in-Active Member, and 5. Collection efforts will include foreclosure of property if necessary. D. All charges in connection with the collection of Fees shall be charged to the owner of the Lot. This shall include late Fees, interest, bank and court charges, all reasonable attorney Fees and all other expense which the Association incurs in connection with the collection of said Fees.”

NOTE: there is no payment plan mentioned in bylaws or covenants

- Audits available on google drive are from 2011-2012 and 2013 – when do we need one?
- Reserve Study – I do not see previous one in google drive

“The Board shall: (i) conduct at least once every five years a study to determine the necessity and amount of reserves required to repair, replace and restore the Capital Components; (ii) review the results of that study at least annually to determine if reserves are sufficient; and (iii) make any adjustments the Board deems necessary to maintain reserves, as appropriate.”

- Update on those homeowners with past due accounts:

- **Makely:** Balance owed \$420.00 Attempts to contact this homeowner have not been successful. Lien placed?
 - Update on Chandler
 - Update on Lot 6 – 3 different names
 - Update on BBT versus United
 - Review of current budget
6. Road Maintenance
- Update on roads
7. Website Updates needed to include the signature page to the updated bylaws and covenants
8. Open Forum (New Business)
- Firewise update – John Miller is contact/app for grants due April 1/time sheets
 - New Business