

Apple Mountain Lake South POA
Board Meeting Minutes
October 25, 2018

1. **Call to order:**

Michael Ciccolini called to order the regular monthly meeting of the AMLSPOA board at 7:00 pm on Thursday October 25, 2018. The meeting was held at the Board Secretary's home. This is the first meeting of the newly elected board.

2. **Roll Call:**

Michael Ciccolini conducted a roll call. The following persons were present: Michael Ciccolini, Claude (JR) Dawson, Margie Christian, Barbara Mooney. No other community resident attended.

3. **Previous meeting minutes:**

Previous meeting was the 2018 Annual Membership Meeting held September 10, 2018. Minutes from this meeting were not reviewed.

4. **Agenda:**

The agenda for tonight's meeting was unanimously approved (agenda attached).

5. **Secretary Report:**

All updates to the Bylaws and Covenants which were approved in the September 2018 membership meeting have been completed. Copies of the updated 2018 Bylaws and Covenants have been taken to the courthouse and registered with the county. The license fee of \$72.00 was paid and the board is awaiting receipt of the license – to be mailed by the county.

6. **Treasurer Report:**

See attached Statement of Revenue and Expenditures from July 1, 2018 to September 30, 2018. Margie Christian reviewed the treasurers report: Current Assets total \$86,822.22 (Checking BB&T \$43,418.52; Checking BB&T/CCC Escrow \$3350.00; Money market United Bank \$40,053.70).

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

Sackett: Balance owed \$761.60 Mr Sackett contacted by treasurer agrees to pay at least \$50 per month until debt paid; first invoice to be sent to Mr Sackett Monday October 29, 2018

Mansur: Partial payment made on balance owed \$1531.22. Treasurer to contact Mr Mansur to thank him for payment, send confirmation of receipt of payment and reminder of balance remaining

Chandler: Balance owed \$4,871.36. Treasurer to contact attorney related to balance owed and to ask whether board can report Mr Chandler to county for failure to keep lot clear of debris/grass

Makely: Balance owed \$420.00 Claude (JR) Dawson to research and contact homeowner

Chatterton: Balance owed \$750.00. Treasurer sent past due notice letter to this homeowner. Treasurer to ask attorney to determine if previous homeowner paid the back dues during settlement and if so then monies were not sent to AMLSPOA by settlement company.

Per Treasurers Report the Total Road Maintenance expense for the period of July to Sept 30, 2018 was \$4,701.08. Discussion among the board members indicated there were questions regarding whether this expenditure was authorized.

7. **Road Maintenance:**

The brush in the ditch line of the house next to Johnson Turner was cleared

Claude (JR) Dawson and Mike Ciccolini have evaluated problem areas in the roads due to water flow and have determined that 5 swells need to be dug to slow down the water. The 5 homeowners have been contacted and work will begin soon.

JR Dawson and Mike Ciccolini are in communication with Clatterbaugh to assist with road repair and we can expect 4.5 loads of gravel to arrive in early November.

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.

8. Attorney:

Margie Christian is in contact with attorney – attorney will review/determine what work he has done and will bill us accordingly. \$1000.00 retainer is on hold until we hear from attorney.

Margie Christian will also discuss with attorney the placing of a lien on properties that have past due accounts.

9. Facebook and Website:

Johnson Turner agrees to keep website updated – board agrees that website contains outdated information that may confuse homeowners (ie collection of brush/sticks/twigs to be placed at roadside to be chipped – this has no date attached to it)

Board President will have access to website

New board members names need to be corrected on website

Board to discuss what to include on website at future meetings to include board meeting dates, times and locations etc.

10. Open Forum:

The board discussed sending a letter to homeowners regarding:

- Introducing new board
- Updating contact info and determining whether they want info via email or post
- Resurrecting Firewise

The board discussed getting homeowners together next spring/summer and work on beautifying the areas around the entrance to the community (signs) at CCC/Newton and Newton

