

Apple Mountain Lake Property Owners Association Meeting Minutes

DATE: October 19, 2016

TIME: 7:00pm Call to Order by Jason Cagle

PRESENT: Jason Cagle, Charles Bitter, Lorie Polk, Peg Melburg, Rozie Baker, Kermit King, and Jorie Martin (Coventry Group).

ABSENT: Joy Yacoub, Melinda Odom, Dwaine Graddy and Rick McMaster

REVIEW MINUTES OF PREVIOUS MEETING

- Charles Bitter motioned that September Minutes be approved as presented. Jason Cagle—second. Board unanimous.

DISCUSSION- OPEN FORUM

- Quorum was met with 6 board members present.
- ❖ Charles Bitter nominated Jason Cagle for AMLPOA President. Peg Melburg-second. Board unanimous.
- ❖ Lorie Polk nominated Charles Bitter for AMLPOA Vice President. Rozie Baker – second. Board unanimous.
- ❖ Charles Bitter nominated Peg Melberg for Treasurer. Jason Cagle - second. Board unanimous.
- ❖ Jason Cagle nominated Lorie Polk for Secretary. Charles Bitter – second. Board unanimous.

COMMITTEE REPORTS

ROADS – Jorie Martin covered in Management Report.

- Pavilion footers have been poured. Had to be set back 25 feet from property line.

BUILDINGS & GROUNDS – Jorie Martin covered in Management Report

ARCHITECTURAL REVIEW COMMITTEE – Jorie Martin

- Fees for Q16 have been received. Jorie Martin will obtain a completed application from the property owner for the ARC.

FINANCE/TREASURER – Jason Cagle/Jorie Martin

- Trailing assessments for the month are down. At \$47261.00 for the month. Ave collected \$22,000.00 -----We are at \$45,536 to the good for the year.
- Assessment for the year are at 83%
- Piedmont contract has been signed for snow removal for upcoming season.
- Q16 requested that the \$15889.86 in back debt be written off.
- ❖ Charles Bitter motioned to w/o \$15889.86 in back debt for Q16. Jason Cagle – second. Board unanimous.

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SAFTEY & SECURITY – Rozie Baker

- Questions about trash pick-up in ditches. On Wealthy, Rozie went back home to get bags/gloves and collect the trash. Jason suggested a community cleanup day. POA can provide bags/gloves.
- What can be done about USPS & UPS folks speeding on the mountain? The mailman is a complete idiot. Suggested that someone call and complain when this is seen.

BOARD REPORTS

MANAGEMENT REPORT – Jorie Martin

- **ROADS:** Lake Paving completed the road work entrances of Wealthy, Apple Core, and Golden Russet and finished paving Jonathan. The Flail mowing is in process and Brian will be picking of the trash the mowing exposes
- **Snow Removal Contract:** Snow Contract is ready for signature. The Board approved Piedmont at the September meeting. Brian Marshall and Coventry will meet with the owner of Piedmont to outline the snow procedure on the mountain and provide the company with written instructions and all contact information prior to November 1, 2016
- **Q16 LOT SALE:** Apple Mountain sold lot Q16 on September 27, 2016. Management confirmed with the auditor how the proceeds from the sale of Q16 should be addressed. The total fees owed including legal fees to foreclose will be written off the books and the income will be booked as sale of a lot. Cox Holliday advised the sale and write off are handled as two separate transactions. The write off for the lot including legal fees is \$15,889.86
- **Lake Improvement:** The steps are complete and the pavilion should be completed by the end of the month at the latest. Warren County issued the permit for the pavilion on October 14th after two weeks in planning.
- **ARC:** Management will bring to the meeting the ARC application for Q16. The \$3,500 builder's fee and clearing fee have been paid.

OLD BUSINESS

- Jorie Martin to get rid of the phone bill.
- It will cost approximately \$4500 w/Silek to foreclose on the 3 lots on the mountain. Before the lots are re-run – we need to know the estimates of what taxes are due per lot. Tabling properties for foreclosure till next month's meeting.

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NEW BUSINESS

- Gravel Barrels on the side of the road. One homeowner wants the gravel barrels and wants the board to provide the cinder. Some board members have seen homeowners using the cinders from the barrels for their own personal use in their driveways.
- ❖ Jason Cagle motioned to vacate the previous board's decision to remove gravel barrels. YES – 0; NO – 7 Charles Bitter – second. Board unanimous that barrels will not be maintained.

ADJOURNMENT

- Motion was made by Charles Bitter to adjourn meeting at 800pm.
Rozie Baker- second. Board unanimous.

NEXT MEETING: 16 November 2016 @ 1900. Linden Volunteer Fire Department.

- Minutes submitted by Lorie Polk 16 November 2016.