

Apple Mountain Lake Property Owners Association Meeting Minutes

DATE: December 21, 2016

TIME: 7:02pm Call to Order by Jason Cagle

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

ABSENT: Rozie Baker, Melinda Odom, Dwaine Graddy and Rick McMaster

REVIEW MINUTES OF PREVIOUS MEETING

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

DISCUSSION- OPEN FORUM

- Quorum was met with 5 board members present.

COMMITTEE REPORTS

ROADS – Jorie Martin covered in Management Report.

- Fall grading has been completed.

BUILDINGS & GROUNDS – Jorie Martin covered in Management Report

- Pavilion is on and looking great at the lake.

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

- Ended the year really well at \$41,000
- Delinquencies are down 3%
- Trailing assessments are at \$57,000

SAFETY & SECURITY – no report

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BOARD REPORTS

MANAGEMENT REPORT – Jorie Martin

- **ROADS:** The fall road grading was completed in late November and early December. Road signs have been installed by Brian and two missing signs have been ordered and will be installed between Christmas and New Year's. The paved roads and intersections were treated on Friday 16 December in anticipation of the ice event on early Saturday morning hours. The temperatures did rise late Saturday morning and were predicted to rise. The decision to treat was based on many houses and roads on a higher elevation with colder temperatures and many folks work on Saturday. The safety for early morning traffic was the determining factor for treatment.
- **Pavilion:** the pavilion is completed and picnic tables are at the lake.
- **Tree Removal:** the tree that fell on the upper dam was removed and the cutting back of the growth at the edges of the lake on both the upper and lower dam have been completed for 2016. The work was completed by Mike Capraro.
- **Lots S29, N10 & U14:** Philip Vaught called and stated he does wish to purchase lots S29, N10 & U14 when available. Management will keep him informed when the lots will be available thru the lien process.

OLD BUSINESS

- Board went into executive session.
- Jason Cagle motioned that board enter executive session. Charles Bitter-second. Board – unanimous
- Charles Bitter motioned to exit executive session. Jason Cagle-second. Board-unanimous.
 - ❖ Going forward – lot owners who have consolidated lots recorded with the courthouse before December 11, 2001 only owe dues for that consolidated lot.
- Rex Paige, homeowner, is present. Charles Bitter explained the lawyers opinion based on the December 11, 2001 addendum to the by- laws for the association.
 - ❖ Charles Bitter motioned to amend by-laws and form a committee to make changes to the covenants. Jason Cagle-second. Board-unanimous.
 - ❖ Committee Member: Rex Paige, Jason Cagle, Charles Bitter, Peg Melburg & Joy Yacoub.

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NEW BUSINESS - none

ADJOURNMENT

- Motion was made by Charles Bitter to adjourn meeting at 804pm.
Jason Cagle- second.· Board unanimous.

NEXT MEETING: 18 January 2017 @ 1900. Linden Volunteer Fire Department.

- Minutes submitted by Lorie Polk 18 January 2017.
- Amended minutes submitted by Lorie Polk 18 Jan 2017.