Apple Mountain Lake Property Owners Association Meeting Minutes

DATE: May 18, 2016

TIME: 7:03pm Call to Order by Jason Cagle

PRESENT: Jason Cagle, Lorie Polk, Charles Bitter, Kermit King, Melinda Odom, Rozie Baker, Dwaine Graddy, and Jorie Martin (Coventry Group).

ABSENT: Joy Yacoub and Rick McMaster

REVIEW MINUTES OF PREVIOUS MEETING

- Jason Cagle motioned that April Minutes be approved with an amendment to remove Candace Cane ash she no longer lives on the mountain. Kermit King – second. Board unanimous.

DISCUSSION- OPEN FORUM

- Quorum was met with 6 board members present.

COMMITTEE REPORTS

ROADS – via email from Brian Marshall. Presented by Jason Cagle.

- Ditching and culvert cleaning is 90% complete, there are a coupe section and a few cross culverts still need clearing.
- On Rome Beauty 4-8 rip rap was put in the ditch-line that was deteriorating from large volumes of water. Thank you Kermit for pointing that out.
- On McIntosh, clearing the build-up under the guardrail was necessary to allow water to shed off the road rather than channel alongside it causing undermining.
- Finish grading, compacting and Magnesium Chloride application is now in process.
- On paved roads Pothole repair/road edge repair to begin weather permitting.
- Speed bumps will be painted.

BUILDINGS & GROUNDS – via email from Brian Marshall. Presented by Jason Cagle

- Storm drain grate to be repaired at the tennis Court/ Playground.
- Will need corrective action to prevent water from washing out the mulch in the play area.
- Mowing at the playground and lake is under way
- Small walkway to the old corral where fence was removed last year was damaged during our big snow storm was not ever use anyway will be removed.
- Very poor prepping of seeded area at new spillway, which is believed to be mostly responsible for wash out of the beach area. At the rear area of beach in what should be grass should have been sloped slightly to channel water around a grassy swale on the side of beach instead of through the middle. This needs to be addressed. Sand will be necessary.

Buildings & Grounds (cont)

- Jonny Blue at the lake early, Thank you Jorie.
- Brian will be picking up test kit and taking water sample to be sent out to Joiner Labs for annual testing.
- Jorie working on safe spray/ pellets for the cattails at the lower lake, please keep in mind cattails will not disappear overnight, is a process, including the work of micro-organisms, excavating on the dam face is not an option.
- Poison Ivy is also covering the whole dam like a blanket of Boston Ivy especially on the water side of the dam where people would like to use for fishing, this will have to be sprayed as well if people are going to be able to use the area?
- It appears Admiral Security is short staffed and will not be able to provide service. Brian called Jim, who has been schedule at another location. Jorie will need to give Admiral another call, then look into other possible options.
- Security for the lake; Brian will do the schedule and will get this to Jorie.

ARCHITECHTURAL REVIEW COMMITTEE – Jorie Martin

- One application for homeowner on 196 King David Drive Lot D23 for a new deck, shingles and siding.
    - ❖ Charles Bitter motioned to accept ARC Application for 196 King David without exceptions. Dwaine Graddy – second. Board unanimous.

FINANCE/TREASURER – Jason Cagle

- 30% up for collections this month.
- Last month board approved that Alliance reserve account be set up. Beth has completed this task.
- Edward Jones account could be put in government bonds that yield 4%. Jorie to talk to Dick Mason for an account to make money.

SAFTEY & SECURITY – Rozie Baker

- Safety& Security Festival to be held on August 7th.
- So far, 7 vendors have stated they would participate. Sherrif Dept, Human Society, Pheonix Society, Fire & Rescue, etc….
- Rozie will contact Mike with Firewise to participate.
- Also looking into a sign to hang in town that can be re-used annually.
- Can the board purchase water& sodas?
- Joe Woodall@ The River Radio can be contacted for an ad.
- Food truck has been called.
- Jason suggested a questionnaire be put together for vendors for next year.

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BOARD REPORTS

MANAGEMENT REPORT – Jorie Martin

- DUST CONTROL: The road report submitted by Brian covers the status of the roads.
- DAM GRANT: The state engineer, James Kirk and myself met at the lake on May 8th for the final inspection. The dam was certificate as complete. The grant money should be disbursed by mid-June. The state engineer must complete the final paperwork. We have received all paperwork from the engineering firm.
- GRANT FIRE WISE: Mike with Fire Wise is posting the date for the brush clean up with Fire Wise. The information will also be posted on the website.
- SECURITY: Admiral Security notified management that they were unable to fulfil the contract for 2016 summer. Management is working with other bidders to provide the 20 hours per mot at the lake.
- RESERVE ACOUNT: Management spoke with Chandra at First Citizens concerning the closing of the reserve account and transferring the money to Alliance. Chandra stated no information or forms could be provided to Coventry Group. The account must be closed by the signers on the account.
- ENGINEERING STUDY: Bruce Bennett from Miller & Dodson recommended CTI Engineering firm to evaluate the roads with recommendations for repairs and paving. Mr. Bennett based his recommendation on the work done by CTI for Lake of the Woods POA. He stated Ali Khalihan an engineer had performed one of the most comprehensive reports with recommendations on road maintenance. Management contacted CT'I and is waiting for a time to meet. Zicht Engineering also can provide evaluation services. James Kirk has familiarity with the roads in the community and can also provide recommendations.
- LOT SALE: Willie Vaught on Behalf of Williams Construction has accepted the $16,000 no contingency contract for lot Q16. The partners in the firm are out of town and will have their attorney prepare the contract for review in early June. The settlement date would be mid to late June.

OLD BUSINESS – Jorie Martin has no updates on the chickens.

NEW BUSINESS –

- GRAVEL BARRELS: these will be removed as they are an eyesore and a board member saw a homeowner emptying a barrel of cinders into their wheel barrow and put it on their personal driveway. Charles Bitter motioned to remove all gravel barrels from the roads. Jason Cagle – second. Board – unanimous.

ADJOURNMENT

- Motion was made by Charles Bitter to adjourn meeting at 753pm. Jason Cagle- second.¨ Board unanimous.

NEXT MEETING: 15 June 2016 @ 1900. Linden Volunteer Fire Department.

- Minutes submitted by Lorie Polk 15 June 2016.