

Apple Mountain Lake Property Owners Association Meeting Minutes

DATE: 25 July 2018

TIME: 1905 Call to Order by Jason Cagle

PRESENT: Jason Cagle, Charles Bitter, Lorie Polk, Kermit King, Talan Clark, and Jorie Martin (Coventry Group)

ABSENT: Brian Morton, Rozie Baker & Rippy Gill

REVIEW MINUTES OF PREVIOUS MEETING

- Kermit King motioned to approve the amended June 2018 minutes as presented. Talan Clark -second. Board - unanimous.

DISCUSSION- OPEN FORUM

- Mrs. Tobin is concerned about the **flail mower**. She has lost a light, berry bushes, flowers and a dogwood tree to the machine. She understands that it is the right-of-way, however, destruction of property is not necessary. Jason Cagle explained that accidents do happen, however, if she would let Jorie Martin know what was destroyed (mailbox) she can get with Mr. Lake to have anything damaged replaced. As for the dogwood, it was a wild tree and may have needed to be cut back. This is Mr. Lake's first year of flail mowing and we ask for everyone's patience.
- The **mailing regarding the vote for the change in procedure**-this needs more information. What checks and balances are being implemented to ensure that a group of friends doesn't show and sabotage the board like in the past? It will still take 40+ homeowners to have quorum at a semi-annual meeting. The entire association will be notified as in the past. Jorie Martin explained that 60% (343) of the association has to be present to make the changes needed. The semi-annual meetings still need quorum in person or proxies to conduct business. Lots of feedback will produce an amendment.
- **E-votes to replace meetings?** It would make it easy, however, we still must meet twice a year. The wording needs to be clear that the voting does go toward quorum at the semi-annual meeting and explain what quorum is. Homeowners who attended the meeting asked that the mailing also be clearer on what is being voted for and to clarify that homeowners can vote AND show up in person at the meeting. Jason suggested a Q&A for the website and asked the homeowners present to proof what Jorie comes up with for clarification of the voting processes.
- **Status of voting** – 60 votes in at 8.2%

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COMMITTEE REPORTS

ROADS - Jason Cagle & Charles Bitter and Management Report

- Flail Mowing for another 2 weeks, weather permitting.
- Due to the amount of heavy downpours this summer season, 387 Jonathan, no culvert would serve a purpose. Ditch needs cleaned. Water is overtaking the diverter. 389 Jonathan the culvert is flowing at capacity. Water is also overtaking the diverters. 662 Northern Spy's culvert is plugged, really plugged. 444 Northern Spy's water diverter is being overtaken by the amount of water. What is the association's responsibility? Jorie Martin to get estimates on the water diverters and board will discuss at next meeting.

SAFETY & SECURITY – Security Guard is doing his job wonderfully. Jason Cagle has requested feedback from the guard and a schedule. Jorie to email to the board.

FINANCE/TREASURER – Kermit & Coventry working on budget.

BUILDINGS & GROUNDS – Charles Bitter wants a floating dock

ARCHITECTURAL REVIEW COMMITTEE – nothing.

BOARD REPORTS

Management Report – Jorie Martin

- **Road:** Flail mowing began last week. Management received one complaint on Friday about a Forsythia bush that was in the right of way hacked down one side. I received a complaint from 1041 Granny Smith that flowers were mowed down, a dogwood tree cut down and a mailbox damaged. I spoke with Bob Lake and he will take care of any damage to the mailbox, house signs or property that was damaged. Vegetation in the right of way impeding the vision and creating a safety hazard is the criteria for removal.
- **Apple Orchard Paving:** Paving is complete. Speed pillow locations need to be determined.
 - ❖ Charles Bitter motioned to install 2 speed pillows. One on Apple Orchard and one on King David. Talan Clark – second. Board – unanimous.
- **Electronic Voting:** Simply Voting mailed the amendment change package. Emails were sent to all addresses on file. A status report will be presented at the meeting.
- **Budget 2019 draft** – Management is working on the proposed 2018-19 budget. A draft may be read for the July meeting, if not, the proposed draft will be ready for review at the August meeting.
- **Engineering Contract** – James Kirk has provided services on a time basis to the association. Management recommends the board consider a contract with Mr. Kirk. The contract is a time and material but clearly outlines the cost associated with each service.
- **Snow removal contract** – to be reviewed at the next meeting.

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NEW BUSINESS – nothing

OLD BUSINESS – nothing

ADJOURNMENT

- Motion was made by Charles Bitter to adjourn meeting at 2050.
Jason Cagle – second. Board - unanimous.

NEXT MEETING: 22 August 2018 @ 1900. Linden Volunteer Fire Department.

- Minutes submitted by Lorie Polk 13 August 2018