Apple Mountain Lake Property Owners Association Meeting Minutes

DATE: 18 March 2020

TIME: 1901 Call to Order by Jason Cagle

PRESENT: Jason Cagle, Lorie Polk, Talan Clark, Mark Parretti & Jorie Martin (Coventry)

Zoom Teleconference: Charles Bitter & Rippy Gill

ABSENT: Kermit King, Rozie Baker, Brian Morton,

REVIEW MINUTES OF PREVIOUS MEETING

- Jason Cagle motioned to approve the February 2020 minutes. Mark Parretti -second. Board - unanimous.

DISCUSSION- OPEN FORUM

- Due to the COVID-19 Virus – 2 board members must be present in the room at the same time; all others can be virtual and teleconferenced in.

Management Report – Jorie Martin

- **Dam:** The dams were cut and tree saplings removed. The cat tails were cut back and removed. The inlet pipes were cleaned of debris. Kirk Engineering completed the annual inspection. There is a ground hog hole on the upper dam. The ground hog needs to be trapped or shot and the hole filled in. On the upper dam it appears kids have tried to create a pool at the outlet pipe by removing the rip rap. The rip rap needs to be put back manually and cemented in place. Advantage Landscape will do the work prior to April 15th. The ground hog hole will be filled in and the ground hog trapped. The lower dam has a potential issue with the old outlet pipe area is very wet. Kirk Engineering recommends before there is an issue the pipe should be foamed by Concrete Jack. Management met with Kirk Engineering and Concrete Jack on March 11, 2020 at 10:30. The bid for the installing the foam to prevent leaks will be sent under separate cover. The cost of the repair is $16,070.00
  - Charles Bitter motioned to take monies out of the Operating Fund to fix the dam. Jason Cagle – second. Board – unanimous

- **Roads:** The culvert on MacIntosh is complete. Hike Construction damaged the road where the well driller put a hole in the road. Lake Paving replaced the asphalt. The expense was drawn from the $3,500 road impact and clearing fee schedule.
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- **2020 Road Work:** The 2020/ 2021 budget scheduled Black Twig to be tar and chip. In addition, bids for the paving of Northern Spy and the replacement of 7 culverts. Kirk Engineering surveyed the road with management and will review the Lake Paving bid and comment. In addition ,Management obtained bids for the patching of Granny Smith and MacIntosh and after the patches are completed the road a coat of tar and chip for the entire road . The work will be done in fiscal 2019/20 and paid from the operating budget
  - Jason Cagle motioned to approve Estimate #07-2020 in the amount of $31,545 to patch then tar and chip Granny Smith. Charles Bitter – second. Board – unanimous.

- ❖ Jason Cagle motioned to approve Estimate #07-2020 in the amount of $35 ,500 for MacIntosh to be patched and tar and chip. Talan Clark – second. Board – unanimous

- ❖ Jason Cagle motioned to pave Northern Spy Drive and replace culverts at the expense not to exceed $230,000.. Charles Bitter – second. Board discussion: The paving was proposed after a discussion with the auditor on the cash flow projections and the strength of the reserves. The discussion covered maintenance of the gravel road vs. paving now Board vote:
  Lorie Polk – opposed In favor Jason Cagle, Charles Bitter, Talan Clark, Mark Paretti with Rippy Gill voting via email yes .
  Audit: The audit for 2018/19 will be ready by April for review.

- ❖ **Semi-Annual Meeting:** Management presented in the management report the procedure for sending out the April semi- annual notice for the 19th. will send out notice for the semi-annual meeting for Sunday, April 19th.
- ❖ Due to the COVID-19 and the fact that there is not a venue for the Semi-annual meeting and the CDC recommendations; there will NOT be an April 2020 Semi-Annual Meeting. Jorie Martin to sent out post cards to all homeowners.

- **Community Clean-Up:** Before the growing season the spring clean-up should be scheduled for the first part of April. A date should be set at the March board meeting.

- **Playground:** The playground will be sprayed for weed control and new playground mulch put down in early April. The net will be replaced at the basketball court.

- **Road Dust Control:** Magnesium will be ordered in late March for the dust control treatment in early May.

FINANCE/TREASURER

- The association remains in a strong fiscal postion. Late notices and liens were placed in February .

SAFTEY & SECURITY – Nothing

BUILDINGS & GROUNDS – nothing

ARCHITECTURAL REVIEW COMMITTEE – completed via email due to COVID-19

OLD BUSINESS - none

NEW BUSINESS

- Jason Cagle suggested canceling the Apr/May meetings. Charles Bitter stated we can do it via the Zoom Teleconference App.

- ❖ Charles Bitter motioned that all governing documents and minutes are kept public on the website for all to locate that are not PII. Jason Cagle – second. Board – unanimous.

Apple Mountain Lake Property Owners Association Meeting Minute

ADJOURNMENT

- Motion was made by Charles Bitter to adjourn meeting at 1957. Jason Cagle – second. Board - unanimous.

NEXT MEETING: 15 April 2020 @ 1900. Venue to be determined

- Minutes submitted by Lorie Polk 19 March 2020.