

Apple Mountain Lake Property Owners Association Meeting Minutes

The regular monthly meeting of the Apple Mountain Lake (AML) Property Owners Association (POA) was held on **Wednesday, August 17, 2022, at 6:57 pm.**, at the **Apple Mountain Lake Recreational Common Area**, the President being in the chair and the Secretary being present. Quorum was met. The agenda was modified to allow two (2) visitors from Warren County and the property owners to speak first due to the need to go into Executive Session later in the meeting.

GUEST SPEAKERS:

Lieutenant Robbie Seal and Sheriff Mark Butler from the Warren County (WC) Sheriff's Office were in attendance to answer any property owner questions on law enforcement topics. WC has tripled community involvement in the past three (3) years and is the 12th jurisdiction in Virginia to be certified in Community Policing. They are on track to be an Accredited Sheriff's Office by February 8, 2023.

The number one issue in Warren County is drug abuse. There have been three (3) times as many drug convictions in the past three (3) years as there were in the ten (10) years prior. Several resources are available for members of the community to serve as an extension to the "eyes and ears" of law enforcement representatives.

- Next Door.Com (network within the community and neighboring communities)
- Sheriff's Office – Crime Watch Office (for advice to safeguard recreation areas)
- Ring Doorbell Cameras
- Post Signs "Under Surveillance"
- Contact the WC Attorney with any questions regarding liability issues related to using cameras
- Citizens Advisory Council – monthly meetings

WC Law Enforcement authority does not extend to enforcing private property covenants. There is some discretion under county codes depending on whether the word "shall" or "may" is used. Property owners use of firearms (target practice) depends on the specific covenants. Criminal code governs "recklessness." The WC Fire Marshall governs use of fireworks. Ninety-eight percent of the complaints are due to the noise which falls under a Noise Ordnance. The process is a written warning, summons, and then arrest. The challenge is that a decibel reader has to be used to measure the impact of the noise. Response times to the mountain impact the ability to enforce. A community's greatest asset is "de-escalation."

OWNERS FORUM:

Several homeowners were present. A sign-in sheet is on file at the Coventry Management office.

1. Ryan Oakes (Oakes Construction) was in attendance to answer Board member questions about the proposed construction at the intersection of Black Twig and Oregon Hollow. WC has granted an exemption to the type of septic system which requires an ultra-violet (UV) light. It is the most stringent type of system. In addition, the deed has to be modified to document the annual inspection requirement. A package has been submitted to the ARC Committee and is undergoing review. The BOD has scheduled a meeting with an engineer on August 18 at 8:40 a.m. to do a site visit.

Apple Mountain Lake Property Owners Association Meeting Minutes

Management Report (Allen Grimm):

See attached Management Report.

- Three (3) liens were released this week.

Committee Reports:

Financial Committee (Melinda Odom, Chair)

Nothing to report.

Communications Committee (Vera Paretti, Chair)

- The newsletter is on track to be published in October 2022.
- A design for the new signs was selected. The committee is obtaining quotes.

By-Laws Committee (Sara Sullivan, Chair; DeAnne DePyper Reporting)

- A hard copy of the draft By Laws was distributed to the BOD members for final review. Comments are due to DeAnne by close of business on Monday, August 23. The Committee will address any final comments and provide to the attorney for a final review. Copies will then be mailed to each property owner no later than September 18 to give property owners at least 30 days to review prior to the October Annual Meeting.

Roads Committee (Mark Paretti, Chair)

- Stayman Court was paved.
- Trash Trucks continue to be an issue. The current process is that Allen will contact any companies whose trucks are on the roads and inform them that the trucks are not permitted. If the trucks continue to drive on the roads, the property owner serving as a customer will receive a written warning. If the trucks are observed a third time, property owners will be issued a monetary fine.
- The Committee has requested quotes from Diamond Paving for speed bumps.
- The ruts in the road going to the lake need to be filled in. [ACTION: Roads Committee]
- The Firewise team requested that the tree branches hanging over the roads and obstructing stop signs and street signs be trimmed. This will ensure that emergency vehicles are not damaged when driving on our roads and pedestrians are not at risk of injury while walking on roads.
- Flail mowing has started. A member of the Roads Committee will follow-up to ensure that all areas are addressed including Northern Spy which is usually overlooked. In some areas, the weeds are extending 3-4 feet into the roads which is forcing pedestrians and cars to go into the lane with oncoming traffic.

Architectural Review Committee (Adam Demuth, Chair)

In addition to the Black Twig/Oregon Hollow construction request, there is a pending request from a property owner that was submitted last April to Coventry for modification to a driveway. The Committee will review the package.

Building and Grounds Committee (Kermit King, Chair)

- New mulch has been placed in the playground area.
- Non-toxic weed killer has been applied to the fence areas around the basketball court.
- Basketball nets are at the Coventry office. Waiting on the new poles.
- Waiting on quote from Diamond Paving for repaving the tennis/basketball courts.
- The bushes and weeds growing on the dam need to be removed. [ACTION: Coventry will contact the landscaper to have him remove them.]

Apple Mountain Lake Property Owners Association Meeting Minutes

- Two (2) youth were observed on motorbikes attempting to drive across the dam during the meeting. Adam will follow-up with the parents to ensure they are aware that motorbikes on the dam are prohibited.
- A 65" x 65" Accessible Johnny Blue unit has been ordered.
- A replacement life preserver was placed at the lake to replace the one that was stolen.

Safety and Security Committee (Mark Odom, Chair)

- The Committee is obtaining quotes for installing cameras at the common areas.
- Adam is working on installing internet access at the lake to support camera installation.
- Mark will speak with the security guard to ensure members of the public without passes do not park their vehicles outside the gate and walk to the lake. They must be property owners or have passes.
- The Committee will research signage for posting that cameras are in use at the lake.

Social Committee (Dennis Badgely, Chair)

The next event is the Beach Party scheduled for Saturday, August 20 at 3:00 pm.

OLD BUSINESS

- **Reserve Study**
An inquiry into the status of the Reserve Study was made. State law requires that a copy be made available to all property owners. [ACTION: Allen will follow-up with the consultant to determine the status of the report which was supposed to be revised to incorporate BOD comments.]
- **Collections Procedure**
Hard copies of the current Collection Procedure and the new Collection Procedure were distributed for BOD review. Comments are due close of business Monday, August 22, 2022.
- **Compliant Procedure**
Required by Virginia law. Status – unknown. [ACTION: Allen to provide a copy to BOD Members.]
- **Disclosure Packet.**
Required by Virginia law. Status – unknown. [ACTION: Allen to provide a copy for BOD Member review.]
- **AML BOD Resolutions.**
Status – unknown. [ACTION: Allen to provide a copy for BOD Member review prior to the deadline for comments on the By Laws.]

NEW BUSINESS

- An inquiry was made into the status of the development of the FY2023 budget which needs to be mailed out to property owners 30 days prior to the October 18 meeting. [ACTION: Finance Committee]
- An inquiry was made into the status of the BOD member terms and status of ballot. [ACTION: President and Coventry]
- **Executive Session** - The BOD went into Executive Session at 8:32 pm and exited at 8:50 pm.

Apple Mountain Lake Property Owners Association Meeting Minutes

- The Secretary requested that the June Meeting Minutes be approved as presented to the BOD. The errors in BOD Member terms was in the Coventry Report which the Secretary has no control over. A motion was made and seconded to approve the minutes of the June meeting minutes.
- A motion was made and seconded to ask the POA Legal representative about any liability related to installing cameras at the lake.
- A motion was made and seconded to over-ride Coventry's decision to grant a 25% discount to a property owner who is in arrears in payments including legal fees.

BOARD MEMBER	Roll Call	June Minutes	Executive Session (Enter)	Executive Session (Exit)	Camera Liability	Reduce Fees	Adjourn
Deanne DePyper (P)	Present	Yes	Yes	Yes	Yes	Yes	Yes
Melinda Odom – (VP)	Present						
Peg Melberg – (S)	Present	Yes	Yes	Yes	Yes	Yes	Yes
Mark Parretti – (T)	Present	Yes	Yes	Yes	Yes	Yes	Yes
Dennis Badgley	Present	Yes	Yes	Yes	Yes	Yes	Yes
Talan Clark	Present	Yes	Yes	Yes	Yes	Yes	Yes
Adam DeMuth	Present	Yes	Yes	Yes	Yes	Yes	Second
Bob Hicks	Absent						
Matt Honkus	Present	Yes	Yes	Yes	Yes	Yes	Yes
Kermit King	Present	Yes	Yes	Yes	Yes	Yes	Yes
Jackie Miller	Present	Yes	Yes	Yes	Yes	Yes	Yes
Dave Nadzam	Present	Yes	Yes	Yes	Yes	Yes	Yes

NEXT MEETING:

- A motion was made and seconded to adjourn at 8:51 pm.
- Next meeting is on September 21, 2022, at the picnic area at Apple Mountain Lake.