

# English Mountain Property Owners Association

April 10, 2021

9:00am EST

Zoom Meeting

**Roll Call:** Terry Wingate, Ron Cooley, Stephen Bradley, Ronnie Justus, Gio Stevie, Greg Bullock, David Leonard (phone), Charles Rogers (phone), NOT in attendance Cathy McCulley

**9:17am-** Called to order by Jeff Schoenfield

**9:18am-** Old minutes approved by Greg Bullock 2nd by Terry Wingate -All Approved-

**Architectural Committee Report:** *Ron*-Attempting to get bids to remove trash across from water company. Owners want trash cleared from mobile home park. About 8 dump truck loads to be hauled off. *Terry*-Motioned to accept report. 2nd by *Greg* and *Gio*. All Approved.

**Road Committee Report:** *Greg*- stated that the BOA would like to do 8 items in the Road Report according to available funds. *Charles*- Funds will determine what becomes priority on roads. *Greg* motioned to accept the report. 2nd by *Gio*. All approved.

**Firewise Report:** *Stephen*- Working on FB page-For complaints. Equipment has been audited and everything is in good working order. Has a punch list to recertify in November. Discussed renting a wood chipper then requesting a reimbursement from the HOA. He is requesting to recruit for a committee. He would like approval twice a year to rent a wood chipper-old wood chipper died- Firewise will not be providing one anymore. HOA must be a certified Firewise Community to rent, \$500 a day. It must be researched to determine who will pay for this-the HOA then Firewise reimburses the HOA-The owner pays-who will pay. *Ron*- Informed them that a small chipper (3" limb) is available for use. *Stephen*- Can reserve a large chipper from Firewise if the group wants one to use-need to rent then Firewise will reimburse HOA who has paid the owner. *Greg*- Questioned when the Firewise Certification needs to be recertified (Nov 30 2021). *Terry*-Motioned to accept report 2nd by *Charles*. All approved. *Ron*- Suggested to have a Firewise day to chip all limbs at the trash pile-*Stephen*- Agreed it was a great idea but will need a lot of volunteers.

**Financial Report-** Balances on all accts- \$34974.15 in the bank. **Receivables-** \$87,560 DUE

\$19000 has been received **Total Assets-** \$124434.15. **Billed-** \$97450. In 2020 \$17500 was collected. Through April 8th 2021 \$13325 has been collected. Deadline June 1 2021. *Jeff*- No way of knowing what we will collect so there is no way to prepare a budget. We will know more when the deadline rolls around. Invoices were sent out 3/16/2021.

*Greg-* Was Hugh Vaughan (Aintree slide repair) paid by the general fund. *Ruth-* Requested to open a new bank account at CNB, there will be 2 accounts. 1. General Fund. 2. Reserve Account. *Greg-* Motion to accept *Terry-* 2nd. *Terry-* Better clarification of the A/R Report. *Jeff-* 3-31-2021 what has been paid in the last 30 days. *Ron-* Explained extra was given to road fund *Ruth-* Explained the two funds and how it will work. General funds being for general needs/bills and the reserve funds being for projects that are approved by the BOD. *All approved to accept.*

**Old Business-** *Terry-* By Laws were amended and taken to the recorded at the courthouse in November. The debit card and phone were cancelled. The changes on the board done by the HOA are in effect until JULY. Hugh Vaughn was reimbursed by the HOA for Aintree Slide Repair (as stated in the financial report it was out of the operating fund). *Gio-* has received several phone calls inquiring about what happens if the homeowners do not pay their dues. *Jeff-* BOD made the dues mandatory. The BOD could choose to file a lien if dues are not paid. *Terry-* If you don't pay dues you have no rights and you lose all privileges. The BOD do not want to pursue liens they're just trying to boost funds to improve property. *Gio-* several phone calls from other members about paying since they have multiple lots. *Greg-* Can the BOD combine lots? People have seeked to change lots. *Gio-* People have until March 2021 in order to combine lots. *Greg-* when people receive the bill they have one for each lot- if it was done before you received the bill then you can BUT it has to be done before you get the bill. *Jeff-* You can combine BUT that makes it permanent. There is no subdivision so lots can not be separated. Once it is done it can not be undone. *Gio-* The lots have to be bordered to combine. *Jeff-* Even if combining you still have dues on the lots that must be paid for ALL lots. *Gio-* Everyone wants to combine the lots because they only want to pay 1 lot instead of 30. *Ruth-* All of this will have to be researched to give them the most accurate information. *Ron-* We will have to look through the By-Laws on whether they have to pay per lot and how to bill if it is not clarified. **Mandatory** billing- The closing company will make the owners pay the dues if they sell the property. *Greg-* Motion to table the discussion until the next meeting. *All approved motion.*

*Jeff-* New website- English mountain info will be needed-the version shown to the BOD is an early version it is not completed yet. The large map will be on the new site- Jeff explained the website and that some things will be password protected-username:email password: last name. *Terry-* what if owners want to remain private *Jeff-* some pages will only be available to the owners. Some will only be available if someone else is looking at the site. *Terry-* Requesting that the Firewise link be added to the website *Jeff-* Requested what information the board would like on the website. Email Jeff with requests on what to add to the website. Another meeting will need to be set-up for more input. He will be spending time on the website so it can be rolled out to all owners. *Terry-* When will it be available to all owners? *Jeff-* Soon! Before July.

*Ron-* Has stated he has a different set of updated covenants and will send to APPMS so we will have the most recent set.

*Jeff-* There isn't enough information as of right now to assess a budget. More information is going to be needed. After June we should be able to attempt a new one. *Greg-* As of now wants to set guidelines. *Terry-* They know what is in the bank as of right now and can start setting aside so much for the road committee. Committee- to approve all items under \$5000.00 anything over

has to be approved by the BOD. Wants more research done to see the guidelines on approvals. *Terry-* Wants two accounts as spoken about before- reserve can be set for special projects. *Jeff-* Does the BOD want to approve anything under \$5000.00. *Greg-* wants to get a quote then send it to the BOD for approval and must have a majority vote to approve. *Stephen-* Correct in saying that it must be in writing. *Terry-* Motions to table the discussion until it be further discussed at another meeting *Ron-* 2nd.

*Terry-* 5 member board? *Jeff-* Smaller numbers can get more done. If they want 9 it can be done. *Ron-* 5 members are easily done and a Chairman to be on the board as well. *Gio-* Does not want a 5 member board. *Terry-* To explain the BOD & Committees- Only 5 would be on the BOD *Jeff-* Reminded them that this is a huge association and there will be a lot of issues and maybe sticking with the current size is the best idea. *Greg-* This meeting has made great progress- Lets leave the BOD as a whole. *Jeff-* It can be revisited a year from now. *Ruth-* Send all information to the BOD or only the 4 normally communicated with. *Greg-* Operate as a multi BOD- then have all executive board members? Ruth is wanting to fully understand whom to take orders from. All 9- or the 4 executive members-or the secretary. *Ron-* Names Greg, Terry, and Ron as the contact person. *Jeff-* Do we send info to all 9 or just the three? Contact Terry-copy Greg-and they will ensure everyone else gets the information. Terry will report the information back to everyone. Contract states that we will take direction from 1 person.

*Terry-* How much money can the committee spend? *Greg-* whatever is approved by the BOD *Terry-*the trailer park wants the trash cleaned up 98% positive response if we can show what is being done with the money.

*Greg-* Motion to Adjourn *Multiple 2nds*

**11:00am Adjourn Meeting**