

**Apple Mountain West Property Owners Association
Minutes of Annual Meeting
November 4, 2017 at 1PM
Linden United Methodist Church**

Board Members Present

Stephen Culver, President Mike Schelin, Vice President Sandra Wolf, Director John Morgan, Director
Jennifer Morgan, Treasurer Brian Schultzaberger, Director

The President called the meeting to order at 1:06pm

A quorum was established at 1:10pm

- There was 32 Lots represented in person and 3 represented by proxy.

Introduction of BOD members

- The current Board of Directors was introduced.

Reading of the Minutes

- The minutes were provided to each attending owner from the last annual meeting. Steve asked everyone to take a moment and review the minutes for approval.
- There were no additional comments, inclusions, changes, or deletions to the minutes.

Treasurer Report

- The Treasurer read the Treasurer's Report. The 2017 year-to-date income was \$ 60,983
- The 2014 year-to-date expenses was \$ 94,618 Total Cash on Hand \$ 15,110
- Total Debt \$ 49,255 (renegotiated loan on CD for paving)
- Accounts Due \$ 23,781 Value of AMWPOA CD \$53,823
- There were no additional comments, inclusions, changes, or deletions to the report.
- Steve Culver, in response to questions concerning AMWPOA's Reserves requirements, explained that the state requires us to recalculate every five years and adjust our yearly contributions to our Reserves. Also a question was asked if there was a penalty if we did not meet the reserves. The Board will post the last Reserves Analysis on AMWPOA Facebook page.

Roads Committee Report

Steve Culver's summary of Road Work for 2017:

- Replaced Culverts on Brandy and Applewood
- To help prevent erosion, rocks were added to the ditches along Appleseed and Applewood. We need to see what else we could do to improve these ditches.
- In June we graded and gaveled the unpaved roads
- In October we Tar and Chip, Core Drive, Brandy to the right and part of Applewood North. Since we changed contractors we saved over \$51,000 dollars on the Project. The quote for the remaining roads is \$61,000.
- Discussion about weight limits on roads and if there is anything we can do to control it. Also a discussion on the \$6,000 building Fee.

Old Business

- Discussion on last Annual meeting and the vote on increasing Fees. Several folks felt that it was not according to the current AMWPOA By-Laws which they stated it requires a copy of the proposed amendment to be sent out at least 25 but not more than 50 days in advance of the Meeting. Steve Culver explained that requirement in the By-Laws states that it only pertains to proposed amendments to Articles of Incorporation. The POA was voting on amending Restrictive Covenants and Plat of AMW, which only required a quorum at the annual meeting or special meeting.

New Business

- Discussion was started by Joseph Allen concerning combining lots and resurveying them as larger lots for development. There was also discussion on the reducing the fees for owners of multiple lots if the 2nd or 3rd lot they own does not have a home on it. The Board will review both concerns and will address them at the next Annual meeting.
- Motion was made to reduce the fees to \$450 per year and was seconded. It was passed 19 voted yes and 16 no's.
- Discussion on AMWPOA by laws concerning no Firearms that the Warren county sheriff will not enforce.
- John Morgan concerned about resent drivers speeding suggested the POA look into speed bumps and if they would help. A motion was made and second that we do a cost benefit analysis on speed bumps. It was passed 18 to 3.

Election of the Board Members

- A motion was made and seconded for the seven board members present to remain on the Board. A call for questions was held. The motion was passed with all in favor. Positions on the board will be assigned at the next board meeting.
- A motion was made and passed to adjourn the meeting at 3:05 pm