

# MINUTES OF THE ANNUAL MEETING OF THE ALPINE MEADOWS PROPERTY OWNERS' ASSOCIATION

July 8, 2018

The annual meeting of the Alpine Meadows Homeowners' Association was held at 2:00 pm on Sunday, July 8th, 2018, at the Queen of all Saints Catholic Church in Crested Butte, CO. Present were Bruce and Debbie Jenevein, Bill Rea, Maija and Jack Thornton, Ellen and Jim Martin, Jane and Jerry Clark, Honeydew Murray, Carol and Fred Fowler, Sidsel and Sam Robards, Sylvia and Don Shaw, Bill and Cheri Cook (guests of Deana and Jenny Talbot) and Emily and John Bruno.

The meeting was called to order by Jerry Clark, President, noting that a quorum was established, and introductions were made around the room. Jerry thanked the Board for all their hard work and non-Board who have helped the HOA including Carla Rea, Rick Barnard, Jim Martin, John Bruno, Elizabeth Smith, Happy Fowler and Honeydew Murray. Jerry welcomed all, especially new homeowners Bruce and Debbie Jenevein.

## Water Report

Brad Tutor distributed an information sheet covering last year's neighborhood usage and health of our water system. Usage is up, primarily due to little rain and more irrigation. He reported the water is clean, working well and we have the backup pump in place. He found a leak in Bert and Happy's yard and will check it next week and work with the owners to take appropriate action.

Brad reminded all homeowners that there is a green strobe light on the pump house. If you see the strobe light on, contact Jim or Jerry.

Everyone was asked to be aware of their water usage and decrease irrigation during drought times.

Brad was asked about water quality. He reported it is fine. When asked if our water rights could be curtailed in the future. He believes we will be fine.

## Minutes

Emily Bruno read the 2017 minutes. Bruce Jenevein made a motion to approve. Fred Fowler seconded. The minutes were approved.

## Bylaws and Covenants

Jerry reported new HOA bylaws were approved by the Board. Jerry also reported that the new Covenants that were circulated to all HOA members earlier this year for voting received the necessary 2/3s approval. The final vote was 18 lots in favor, 2 opposed, and 2 did not vote. The new Covenants are currently being registered at Gunnison County offices. All HOA members will receive an electronic version when finalized.

## Financial Report

Jerry reported that in the fiscal year just ended, HOA had \$10,000 in higher spending than the budget from last year due to a number of factors, including:

- \$4200 for items approved by Members at last year's HOA Meeting, including consolidating the weed control program, and purchasing a reserve pump for the water system.
- \$8,900 for several items which the Board deemed necessary and so authorized, including adding Director & Officer insurance, improving our book-keeping system and filing tax returns and 1099s, legal costs associated with updating our Governance system for new Bylaws, Covenants, and Rules & Regulations for Lake Use, Weed Control, and Renting and Renters, replacing the UV light at the pump house, and fence repair costs.
- These were partially offset by savings of \$3100 on various items.

## 2018/19 Budget

We currently have \$27,332 in the bank; a reduction from \$34,029 we had at July 1, 2017. Our medium-term goal is to gradually return to a cash balance of approximately \$35,000. While total expenses for the past fiscal year were \$30,000, expenses for the next fiscal year are forecast to be \$25,355, reflecting the absence of special one-time charges last year. To improve our cash-on-hand position and to begin recouping the costs of last year's one-time charges, the Budget incorporates an Assessment increase of \$200/lot. This will allow revenue to rise to \$27,728, and generate a \$2400 positive net cash flow for the upcoming year.

It was noted that the Budget did not include any costs for hydro-seeding the barren hillsides along the road by Nicholson Lake. The cost of hydroseeding are to be looked into by Elizabeth Smith, and the Board will decide if it can be implemented at a reasonable cost.

A member asked about the Dead End sign and all agreed that we would like the Dead End sign to be on the same pole with 20 MPH sign at the bottom of the hill leading up to Nicholson Ridge.

The budget was then approved.

### Recycling

Honeydew reported that if you have heavy trash, contact Carolyn at Golden Eagle at (970) 901-7102 to schedule pick up.

She reminded everyone that:

Regular trash pick-up is every Friday

Recycling is 1<sup>st</sup>, 3<sup>rd</sup>, and 5<sup>th</sup> Fridays (Which may result in back to back Fridays)

Plastics #1 and 2 only

Metal- scrap, aluminum and tin cans (no foil pie pans)

Glass-green, brown and clear (no blue) separate if you can

Paper-Manilla, magazines, boxes (flatten if you can), office paper (no waxed cardboard)

Call Carolyn if you need recycle containers. They will drop off.

Jerry asked Honeydew to summarize and send email to all with link to Golden Eagle.

### Weed Control Policy

Jerry noted that the Board had recently approved and issued to all Members a Policy statement regarding Control of Noxious Weeds for the HOA. The Board recognizes that different HOA members may have different views on the need or desirability of spraying for noxious and invasive weeds, but Jerry noted we are required by Gunnison County and Colorado state law to have weed control program. We believe it must be a financially feasible and effective program.

Last year, the HOA authorized the Board to consolidate our control program. Our program will include spot-spraying using approved herbicides, and our goal

is to use licensed vendors. We use what other HOAs and town of CB use. We will inform all when spraying will occur.

We are currently scheduled:

Common area in Mid-August using Milestone and Telar. Individual Lots to be spot-sprayed August 6 using Coolpower.

Caution to all to avoid letting children or pets in yard after spraying. If you object, you must supply Board with certified vendor and herbicide.

Sam asked about need for Board approval on landscaping projects. He was advised to review with the Board, who also acts as the Architectural Control Committee.

### Lake Rules

All use and enjoy responsibly within the Law, and follow the Lake rules issued earlier this year.

Renters must sign Board approved waiver as part of their rental agreement. The owner is liable, if not signed.

### Lake Stocking

No funds were included in the budget last year for lake stocking. The fish had died from previous stocking efforts, and had not reproduced. The HOA had engaged a scientist (Dr. Derick West) from North Carolina State who was working at RMBL for his analysis of the lake situation as regards creating a sustainable/self-reproducing fish population, and he concluded the lake does not have circulation or gravel necessary to support spawning.

As a result, several HOA members led a crowd sourced funding to stocking the lake last year. Allen Shannon is proposing to continue the program and has asked that the HOA bear the cost, estimated at \$2,000 per year.

Discussion ensued about value of stocking the lake (as it will be an ongoing cost) for homeowners' economic value vs. enjoyment of fishing, and the beauty of the lake regardless of fish. The Members present decided that restocking efforts should not be included in the HOA budget, but that individual Members can again solicit other Members to crowd source a fish stocking plan, so long as such plan is reviewed with the Board in advance.

## Renters Policy

This is currently a significant issue in the town of Crested Butte, which has heavy VRBO activity. We have increased renter activity in Alpine Meadows as well. Last year the Board was asked to investigate the issue, and as a result, the Board developed and issued to all Members a Policy for Short and Long Term Rentals. In sum, we want to maintain the character of Alpine Meadows as a neighborhood in which the homes are occupied by owners for the predominant portion of the year. For the times that owners do rent out their homes, we expect renter behavior that is acceptable and consistent with the Covenants. As a result, if we observe that owners who are primarily renting their homes or have renter behavior that is unacceptable to the neighborhood, we will review the current policy and take steps, if necessary, to control the situation, such as restricting the number of rentals allowed per homeowner.

Comments were made about renters seen speeding, riding on the running board of a car and unsupervised young people in SUPs on lake with no lifejackets. An empty pizza box was noted on a trash can, which invites bears. Frequent turnover was noted as well.

All homeowners who rent were reminded to provide dates and names of upcoming rentals to the Board, along with waivers signed by the renters releasing the HOA from any liability and abide by all covenants.

## Pine Bark Beetles

John Bruno reported we are a heavy lodgepole pine neighborhood. While we have had some pine bark beetles in the past, none have been found in the past two years, but we are down wind of some infestation and must remain vigilant. We continue to employ our only proactive defense which is applying verbenone packets. 230 packets and pouches were applied this year. The neighborhood is covered. Sam Pankranz, from the U.S. Forest Service will visit the fall to check for infestation.

There was discussion about adjacent Land Trust property, which had an infected tree last year. The Land Trust removed and paid for the infected tree. It is unlikely they will do so again as they abide by Large scale land management practices which precludes tree removal in general.

## Board Nominations

Jerry reported on Board changes and new Board rules. This included the resignation of one Board member, Pat Jenevein when he sold his home. The new Bylaws allow Officers to be Board members and the Board has decided to limit its size to 7 members.

All current Board members and Officers would like to remain on the Board including John, Honeydew, Happy, Rick, Elizabeth, Jim, and Jerry.

There were no new nominations.

Sam made a motion to approve the re-election of the seven Members listed above for the Board.

Bruce seconded and the Board was reelected on a unanimous vote.

### New Business

Jim thanked Jerry for all his hard work. And he commented Alpine Meadows is the best area in the valley.

Fred asked if stiles that access the lake could be replaced. Jim agreed to get a quote from Trapper.

Honeydew has seen a bear on her deck. She reminded us all to be careful and put closed trashcans out only on Friday mornings.

As there was no further business, Bruce made a motion to adjourn. It was seconded by Fred Shaw.

The meeting was adjourned.

Respectfully submitted, Jane Clark