

**ALPINE MEADOWS PROPERTY OWNERS ASSOCIATION  
MINUTES OF SPECIAL MEETING OF THE BOARD OF DIRECTORS  
OF APRIL 25 – MAY 5, 2019**

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Board Members present by phone on April 25: Jerry Clark (President), Jim Martin (Vice President), Elizabeth Smith (Secretary-Treasurer), Happy Fowler, Honeydew Murray  
Board Members subsequently present by email: Rick Barnard, John Bruno

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The meeting was called to order by Jerry Clark on April 25, 2019 to address a number of issues.

The Board received the Minutes from the previous Board Meeting of March 2019. These Minutes were unanimously approved.

The Budget for 2019/20 was presented and approved, with authority to make minor tweaks as better estimates for costs come in (esp re Weed Control). Note that the Budget will set next year's Assessments for the 5 Lake Lots (Friedman, Janice, Talbot, and Thornton 2 lots) at \$200 below that paid by the Ridge lots. They have been paying \$300 below, which is meant to reflect that they should not be charged for the ongoing recurring common costs of the Ridge water system. But as the Budget and past spending shows, that cost has been \$3100/year, or \$172 for the 18 Ridge lots. So the Budget sets that difference at \$200 per lot (giving them the benefit of the \$28). As a result, they will be charged \$1100 next year, vs \$1300 for the Ridge lots. Jerry advised he would inform the Lake lots of this decision in advance of issuing the new budget. Also noted was the higher legal costs for 2018/19 fiscal year, now estimated to end the year at \$6,138, up almost \$4k vs the 2018/19 Budget, reflecting the costs of the Renting Amendment and the resolution of the Shaw's dispute. The Budget for 2019/20 is \$2,500, but that assumes no new Amendment or disputes. The Board did discuss the possible need to amend the Covenants next year to allow Members flexibility to have a second building also contain a garage in addition to "up to 750 sq ft habitable space with limited kitchen", with the increase in sq footage there coming at the expense of the Main "Family Residence" building. This would be predicated on support to do so from the Members, which could be introduced at the July Annual Meeting. At present time no cost is included for that in the budget, but we will note the potential for additional cost if this action is undertaken.

3. The Rules and Regulations document for Renting was approved, subject to Jerry incorporating changes to ensure rentals must be with principal party at least age 25, and subject to incorporating any final comments by all Board members up to May 5. Jerry noted the document had also been reviewed by the Association's legal counsel, with her comments reflected in the current draft. Jerry will also incorporate a Reporting Form in the document.

4. The Enforcement Policy document was reviewed and while some were ready to approve not all had read the entire document. This document is required by CCIOA Law and is fairly "boilerplate" and very similar to the one used by Meridian Lakes HOA. As a result, the Board agreed to to approve the document subject to any final comments being received prior to May 5, including those from Johnny and Rick.

5. Regarding other Policy documents required by CCIOA Law, Jerry will send them out in advance of our next meeting.

6. Re Board Re-up for 2019/20, all in attendance agreed to continue on the Board with the roles they performed in 2018/19 (although Happy noted her situation may change).

7. Jerry will send out notice soon to the HOA advising of Annual Meeting July 7 at 2pm at QAS. We can discuss logistics as a Board in June.

8. Updates provided on several issues. [Redacted] Redact for privacy. [Redacted] Jerry will email him early [Redacted] May. Shaw's agreement has been recorded with the County. We will eventually need to advise HOA of this agreement as it is a variance with the covenants. An email to the HOA regarding the potential sale by the Land Trust of the Kikel property to the Town of Crested Butte was sent out. More info should be available across the next month on the Conservation Easement.

9. Other business: Noted that our water quality needs to be tested. We also discussed whether a survey from the Fire Dept should be conducted on our HOA to determine risk of fire hazard and steps we might take as HOA to address such risks. Happy will contact the Fire Dept.

The meeting was adjourned but not terminated on April 25 and was left open for additional comments and input from Johnny and Rick up through May 5. Their input was received and affirmed all the decisions made above. As a result, the meeting was terminated by email on May 6.



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Gerald F. Clark  
President