

**ALPINE MEADOWS PROPERTY OWNERS ASSOCIATION**  
**MINUTES OF SPECIAL MEETING OF THE BOARD OF DIRECTORS**  
**OF**  
**JANUARY 26, 2019**

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Board Members Present at Meeting: Jim Martin (Vice President), Elizabeth Smith (Secretary-Treasurer), Rick Barnard, John Bruno

Board Members Present by Phone: Jerry Clark (President), Happy Fowler, Honeydew Murray

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The meeting was called to order by Jerry Clark at 2:15 pm MST, who, noting that proper notice had been given for the meeting and a quorum was present, stated that the meeting was properly constituted for business.

The Board first received a report on the status of Assessments received to date. Elizabeth Smith reported that several had come in and that she would deposit the checks at the bank at a later date as more arrived. The due date for all Assessments is March 1.

The Board then discussed the situation with the Shaw's parking, home and lot. Following the December 29, 2018 Board Meeting, the Board (through Jerry Clark) advised the Shaw's that the current home was too large to be considered a "second building" (as defined in the Covenants), and suggested the Shaw's could, however, add on to the home if they so wished and build a second home within that allowed by the Covenants elsewhere on the lot. The Shaw's have responded through their legal counsel disputing this decision by the Board, and stated that since their home was inside the set-back allowed by the HOA, the home has been a legal non-conforming structure, and, as a result, could not legally be expanded. The potential for an extended legal process was identified. The Board reviewed an analysis of the options of how to respond to the Shaw's position, which Jerry Clark had developed in conjunction with the HOA's legal counsel, Beth Appleton. The Board decided it was in the best interests of the Association to allow the Shaw's current home to be treated as a "second building", but that the excess square footage of that structure over that allowed in the Covenants would be deducted from that otherwise allowed in a main "Family Residence" should they decide to build one.

It was noted that the Shaw's should also be advised that any plans for the building of a new main home, the appliances allowed in the kitchen of the "second building", the plans for a driveway required to be built this coming summer, and any landscaping and siting plans associated with the above would need to be reviewed by the Board, acting as Architectural Control Committee.

It was agreed that Jerry Clark would develop this proposal in a letter to the Shaw's with the help of legal counsel and to be reviewed by the Board before issuance. (This was done in the subsequent week.)

The Board then discussed the content of the proposed Amendment to the Covenants regarding renting. The Board agreed to make several changes to final document to allow new home owners the option to either rent short term for 14 days or one long term rental of at least six months during their first three years of home ownership. The Board also made several other changes, such as deleting the requirement to produce renter's insurance, deleting changes proposed to areas not pertaining to

renting, and other small changes to streamline the document. The Board agreed that Jerry Clark would make these changes and develop a draft cover letter to the Members for Board review prior to sending the Amendment and the Ballot for voting out to Members. (Note: this was done and the final proposed Amendment was issued to Members on February 7.)

Jerry Clark also noted that he would include in the cover letter that all Board members agree with the Amendment, and that the Board should not proceed with proposing the Amendment to the Association unless all Board members agreed to vote in favor of the Amendment. As a result, each Board member was asked to confirm they would sign the Ballot voting in favor of the Amendment. Each Board member stated they would vote in favor of the Amendment.

There being no other business to discuss, the meeting concluded at 4:00 pm.



April 3, 2019

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Gerald F. Clark  
President