

Minutes of Alpine Meadows Board Meeting; July 12,2017

In Attendance:

Board Members: Honeydew Murray, Pat Jenevein, Happy Fowler

Officers: Jerry Clark, Jim Martin, Elizabeth Smith

Jerry Clark opened the meeting noting that proper notice had been given, that a quorum was present, and introduced the purpose of the meeting, namely, to discuss and make decisions regarding spraying for noxious weeds in the HOA.

After discussion, the Board unanimously agreed to the following:

- 1. The HOA will engage qualified vendors to spray the common areas of the HOA and all lots of homeowners who agree to have their lot sprayed**
- 2. Selected vendors will provide a bid or a good faith estimate of the cost of such spraying in advance of approving the job. The Board and/or relevant officers will ensure that the cost agreed to meets within budget goals and limits which the Board and officers may set.**
- 3. Selected vendors will invoice The HOA and the HOA will pay when the work is performed.**
- 4. No special assessment will be made for this activity in 2017. If a special assessment is needed in the future because of other expenses reducing the cash surplus to levels that warrant addressing, then action can be taken at such further time.**
- 5. Next year's assessment will be determined in light of the HOA undertaking this additional activity on behalf of owners.**
- 6. Given that the spraying accrues to the benefit of everyone, the assessment increase for the spraying cost will spread evenly across all lots.**

Happy Fowler noted that John Scott has been engaged to spray the common areas of the HOA (exclusive of the 40 foot easements between certain properties). An amount of \$500 had been allocated for this job, but Happy reported that John Scott was concerned that such amount may not be enough to spray all these common areas. The Board agreed that an extra nominal amount (ie, \$200-300) would be allocated to this effort if needed.

Happy also reported that JDOT would spray all the lots who requested spraying as well as the 40 foot easements between certain lots. However, JDOT could only allocate \$1,000 worth of time and spraying to this effort. As a result, to prioritize spraying, communication to HOA homeowners should be made requesting they tag areas and plants that should be sprayed. Jerry Clark will send out a note advising such, and Happy will followup with further instructions to homeowners on how to implement.

It was also noted that securing vendors has been especially difficult this year and there is a high likelihood that the vendors available in the past would not be available in the future. Alternatives need to be developed.

Finally, it was noted that the county is responsible for spraying 30 feet either side of the center of county road. It is believed that the county has not done this along the road past the Lake nor on Nicholson Lake Ridge Road. Members of the Board agreed to call the County Commissioner responsible for our area to request this be done.

Following this discussion, the meeting adjourned.

Signed: Jerry Clark, President, Alpine Meadows HOA

