

**ALPINE MEADOWS PROPERTY OWNERS ASSOCIATION**  
**MINUTES OF SPECIAL MEETING OF THE BOARD OF DIRECTORS**  
**OF**  
**JUNE 24, 2018**

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Board Members Present: Rick Barnard, Happy Fowler (phone), John Bruno, Honeydew Murray  
Officers Present: Jerry Clark (President), Jim Martin (Vice President), Elizabeth Smith (Secretary-Treasurer)

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The meeting was called to order by Jerry Clark at 2:05 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 reviewed and discussed the following agenda items:

1. Status of initiatives

A. Road/lake signs: Rick

- Rick advised that all signs but three have been installed, with the remaining signs to be installed before the Annual HOA meeting. Everyone thanked Rick for his work in getting these new signs installed. Jerry suggested we create a new sign to be placed at the dock that would summarize the fishing rules for residents of Alpine Meadows. He will investigate and contact Carla Rea for procuring the sign if necessary. The Board agreed.

B. Pine trees inspection and Verbonone packet installation plans: John

\* John advised that the Verbonone packets have been received and he will convene a group of volunteers on the 27<sup>th</sup> to install the packets.

C. Plan for Summer 2018 noxious weed control (timing, vendors, cost, what's being applied): Happy

\* Happy confirmed that the vendors we used last year have agreed to conduct the spray program again this year. John Scott will spray the common areas on or around late August/early September (perhaps 8/22 and 9/15). He uses the herbicides milestone and telar. Jim Barry will spray the individual lots on or around August 6. He uses Coolpower.

\* The Board also discussed the benefits of seeding the partly bare hillside near the road below the Cashen/Smith/Shaw properties. There is some indication and belief that the exposed ground there contributes to run-off of dirt and silt into the lake, and the barren appearance could benefit from better ground cover. Elizabeth will look into cost effective ways to seed the area including the use of mulch and mats and also using the planting of trees possibly with help from the NFS.

D. Water system status update: Jim

\* Jim advised he has spoken with Brad Tutor and reports that the system is running fine. Brad will be available to report to the HOA at the Annual Meeting July 8.

\* Rick reported that the damaged pipes into the Shaw residence have been repaired (at the Shaws Expense). The job did include a replacement of the connector valve from the mainline to the Shaw's line, which will be an HOA expense (approximately \$100).

2. Discuss whether HOA should contribute to fish stocking cost.

Jerry pointed out that the new Covenants no longer require the HOA to stock the lake with fish. We may do so at our option. Last year Allen Shannon led an effort from a number of homeowners who privately contributed to an \$8,500 stocking plan. Allen Shannon believes the ongoing program would require approximately \$2,000 per year to maintain/grow that population, and has asked that the HOA consider funding that expense.

The Board discussed whether to contribute all or part of the expenditure, or to not contribute and simply allow those homeowners who wish to help to do so separately as they did last year. The Board noted that the HOA had failed on at least 3 (maybe 4) previous attempts to create a sustainable fish population, and had

received expert advice from Dr. West (NC State and RMBL) that the lake does not have the conditions to allow fish to reproduce. The Board also noted that although many fish that were stocked last summer survived through the winter, it was a mild winter and it remains to be seen how successful this latest stocking effort will be. The Board also noted that this latest stocking effort was financed by about half of the HOA, with the predominant portion coming from a few homeowners.

After considering the above factors the Board decided unanimously to wait and see how the latest plan progresses, and therefore to not commit any HOA funds to the proposed stocking going forward. That said, the Board encourages those homeowners who are interested in fishing and stocking the lake to continue to do so consistent with the new covenants. Some of the Board members indicated they would themselves be likely to help support such an effort.

3. Discuss whether HOA should facilitate a study by Land Trust on geologic origins of Nicholson Lake, by providing access to those conducting the study.

The Board agreed that access should be allowed, provided the study is not obtrusive. Jerry said he will convey this back to the Land Trust and ask for a description of what the study entails.

4. Status on Covenant approval

Jerry reported that the Covenants have received the necessary votes for approval, as 18 lots approved, 2 voted against, and two have not voted. The HOA will be advised after June 30, the final deadline date for voting on the Covenants.

5. Plan to issue Weeds Policy and Renters Policy June 25.

Jerry note he will issue to the entire HOA the previously approve Weeds Policy and Renters Policy later this week

6. Board composition for 2018/19

All Board Members and Officers expressed their desire to continue as Board Members the following year, and asked their names be placed on the ballot for approval at the upcoming HOA meeting.

7. Logistics for Annual Meeting Sunday July 8 were discussed next, as follows:

- A. QASaints room already reserved from 1-6 pm (Jerry)
- B. Copies of new Covenants, Bylaws, Directory ... or just provide electronically? (the Board agreed that electronic copies would suffice)
- C. Board help needed re waters, snacks, setup, etc. Arrive 1:15pm. (Honeydew, Jim and Elizabeth will help with refreshments and snacks)
- D. Meeting starts at 2 pm
- E. Cleanup after meeting and new Board meeting after meeting.

8. The Agenda for Annual HOA Meeting was discussed and agreed to include the following:

- A. Water report by Brad Tutor (Jim arrange for Brad to be at meeting)
- B. Read Minutes from last year's meeting
- C. Approval of new Covenants and Bylaws being documented with County
- D. Latest financials for 2017/18 fiscal year. Budget for 2018/19 and Assessments included.
- E. Recycling logistics (1<sup>st</sup> and 3<sup>rd</sup> Fridays; #1 and #2 plastics)
- F. Weed Control Policy (including Gunnison County laws) and Control Plan for Summer 2018.
- G. Lake Stocking recommendation
- H. Renters Policy
- I. Nominations and vote for Board
- J. Other business
- K. Adjourn

There being no other business to discuss, the meeting concluded at 3:45 pm.



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Gerald F. Clark  
President

