

ALPINE MEADOWS PROPERTY OWNERS ASSOCIATION
MINUTES OF SPECIAL MEETING OF THE BOARD OF DIRECTORS
OF
June 12, 2019

Board Members Present by Phone: Jerry Clark (President), Jim Martin (Vice President), Elizabeth Smith (Secretary-Treasurer), Rick Barnard, John Bruno, Happy Fowler
Board Member Not Present: Honeydew Murray

The meeting began at 2pm with a call to Noel Durant, who provided an update on the status of the sale of the Kikel Parcel A to the Town of Crested Butte and the related Conservation Easement that will set out how the 5-acre portion of land that is adjacent to our subdivision will be governed. A map was provided by Noel that showed a building envelope set-aside of a small ½ acre area to build a structure that could house one or two (?) people who conduct the resource management activities helpful to the Slate River Valley, a visitor center, and a separate two room vault toilet. The main terms of the CE being developed with the Town that were provided to the Board included the following:

1. The 5 acre base will allow no more than a 1/2 acre building envelope, intended to be located adjoining the Slate River Road (i.e. as far a possible from our common border). Apparently, that is where a water well is located. The buildings allowed could not exceed 2,000 sq ft in size combined, and would include an up-to 1,400 sq ft residence (which would have its own septic system), an adjoining enclosed visitor room where maps, directions, and guidance regarding use of the Slate River Valley could be provided, and a separate two-room vault toilet, similar to that provided at Oh Be Joyful campground. The toilets would be locked and unavailable during the winter.
2. The back of the structure would be set back no more than 100 ft from the road. A gravel drive up to the residence and a parking area for about 10 cars would be included.
3. The 1,400 sf residence would be occupied by an employee or volunteer of the Town/Land Trust whose sole purpose is to help regulate and manage the activities and use of the area. It is anticipated this might include the family of this person, or, in not a family unit, perhaps another volunteer.
4. There would be no plowed access to the residence during the winter. Only ski-in/ski-out or snowmobile.
5. No camping would be allowed for the general public. However, the facility and area could be used as a camping site for 6-8 crew members who are volunteers who work for organizations assisting in the stewardship of open space efforts, such as Outdoor Colorado. This would likely involve a few weeks in late-June/early-July and may involve some other days as well. In the past, some of these people have been provided camping spaces in town. It is not as yet known whether these camping rights would involve the use of RVs or would be just tent camping.
6. No concession sales of drinks or food etc allowed. Except for say weatherproof maps.
7. # of Garbage cans/trash receptacles would be limited; most would be contained inside the visitor structure. Outside ones would be bear-proof.
8. The space would not be used for any "special events"
9. The space would not be used to "promote" the Valley; its purpose is to better organize the use of the Slate River Valley.

10. No specific height restriction mentioned, but the intent is a simple cabin-like structure of 1400 sf, so it would appear only one modest story tall.
11. On Parcel B at the "turnaround" there would likely be more parking built to alleviate the congestion that often occurs there. Also, may include a vault toilet facility, if the County allows that to be built on their road Right-of-Way as such a building not allowed on the Parcel B proper.
12. Public access to all of Parcel B allowed. Concern was expressed that while there isn't much to do wandering through the woods of Parcel B, curiosity seekers may still do just that. Up till now, this has been private land with "No Trespassing Allowed".
13. Use of this space by the resident or volunteers is supposed to be consistent with the "conservation values" of the Land Trust. Concern was expressed about sight, noise, and light at night pollution, as well as garbage pollution and attractive nuisance for bears.

The Board asked for a copy of the proposed CE. Noel said that one has not yet been developed but would provide us a copy when he has one. This will be circulated throughout the HOA.

After the discussion with Noel, the Board remained on their separate lines and the Board meeting resumed. Jerry agreed to issue an HOA wide email describing the information of the meeting and the key concerns expressed by the Board, and advise Members to provide input either directly to the Board, and/or to the Land Trust and the Town, which he did on June 13.

The Board then discussed other matters of the HOA.

1. The Board received the Minute of the April 25-May 5 Meeting and approved them preliminarily, subject to review by counsel regarding privacy matters.
2. The Board reviewed remaining governing documents as required for HOAs under CCIOA law. These included "Conflict of Interest", "Records," "Collections", "Conduct", "Addressing Disputes" and "Reserve Fund" Policies. The Board then approved these documents and authorized Jerry to complete them where final input from counsel was required.
3. Update on the Shaw's. Jerry reviewed the agreement the Shaw's had reached with the County allowing them to park one car on the NLRR Right-of-way at the bottom of their steps, but only during April 16 to November 14. Per HOA Covenants, no part of the car can be on NLRR itself. The County also allows the parking of one car in the pullout across the street during these months, although this space is not specifically reserved for the Shaw's.
4. The Board then discussed the possibility to relax the "Use and Size" criteria in the Covenants, to allow all Owners to have a "second building" up to say 1,500 sq ft (versus the 750 sq ft currently allowed) subject to only allowing 750 sq ft of habitable space and including the restrictions on such habitable space as the current covenants allow.

It was agreed that this issue would be raised at the Annual Meeting July 7, and that Jerry would issue memorandum to the HOA summarizing the issue, as well as informing all Members of the variance granted to the Shaw's.

5. Update on process for Renting regulations. Jerry advised that following the previous meeting that the "Renting Rules and Regulations" policy document had been issued to all Members.
6. The Board then reviewed a draft Agenda and the logistics for the Annual Meeting (Sunday July 7), and all confirmed their attendance at the meeting, as well as their desire to continue to serve as Board Members in the same capacity they currently hold.

There being no further business, the meeting was adjourned at 4:45pm



7/14/2019

Gerald F. Clark
President