

ALPINE MEADOWS PROPERTY OWNERS ASSOCIATION
MINUTES OF SPECIAL MEETING OF THE BOARD OF DIRECTORS
OF
MARCH 19, 2018

Board Members Present: Rick Barnard, Happy Fowler (phone), John Bruno,
Board Member not present but Proxy given: Honeydew Murray (to Jerry Clark); Rick Barnard arrived mid-meeting but had provided his proxy to Jim Martin up to that point
Officers Present: Jerry Clark (President), Jim Martin (Vice President)

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.

1. Approval of Minutes from previous meetings

The Minutes from the December 29, 2017 Special Meeting of the Board were presented and approved. (Noted that the Board had approved the Minutes of the July 12, 2017 Meeting at the December 29 Meeting and so that approval is minuted here.)

2. Update on items completed since last meeting

- D&O Insurance: John Bruno advised that D&O Insurance has been put in place with Travelers offering \$2 million in coverage, effective January 24, 2018. The cost is \$688 which covers the period until August 30.
- Hydroseeding: Jerry Clark opened the discussion on this topic as a carryover from the previous Board meeting. Happy Fowler confirmed that the cost to Hydroseed the barren hillside areas along Nicholson Lake is estimated to be in excess of \$7,000. The Board discussed whether and to what extent soil run-off from these areas was affecting Nicholson Lake. The Board agreed that Happy Fowler, John Bruno, and Jerry Clark would visually inspect the area in early June to assess the situation and consider various alternative as needed, and report findings back to the Board and the HOA.
- Short and Long Term Rentals: Jerry Clark presented the draft of the Short and Long Term Rental policy as the Board had requested at the December 29 meeting. The draft was favorably received by the Board. The Board also received a copy of the policy that Meridian Lakes HOA had approved. The Board discussed whether the parking allowed in driveways was appropriate vs too prescriptive. The Board also discussed whether the legal protection regarding potential claims from renter's use of the lake could be strengthened. Although the draft at present requires Members who rent to secure a release of liability waiver from their renters, and places liability on the Member if they don't, it was unclear whether the HOA would be exposed for any claims in excess of a Member's capacity in that event. After some discussion, **a motion was made, seconded and unanimously voted in favor to approve the Short and Long Term Policy document as presented and to empower Mr Clark to make any final changes as appropriate given the discussion and the information contained in the Meridian Lakes document.**
- Finalizing Lake Use Rules: In advance of the meeting, the Board received the Lake Use Rules and a Waiver Release of Liability form for third parties (renters and guests) using the lake. At the

previous December 29 meeting, the Board had approved the Lake Rules and Waiver documents subject to incorporating their comments at that meeting and empowered Mr Clark to make additional changes as necessary. Mr Clark noted that these changes had been made, including those with the advice of legal counsel, that the document was nearing final form, and would be issued to all Members in advance of the July Annual HOA meeting.

3. Review and Approval of New ByLaws and Covenants

Mr Clark led a review of the new draft ByLaws. Mr Clark noted that Member approval of the Board's approval of new ByLaws is not required, provided they do not affect Quorums of Member meetings or voting rights (which the new ByLaws do not change). Nonetheless, the intent is that the new ByLaws, if approved, would be circulated to all Members for their information and any comments would be taken under consideration. **After some discussion, a motion was made, seconded, and the Board unanimously approved the new ByLaws.**

Mr Clark then led a review of the new Covenants, (Mr Barnard was able to join the meeting at this time) identifying each of the changes made versus the current Covenants, and noted that any changes to the Covenants approved by the Board would require approval by at least 2/3 of all Member votes. The Board suggested some wording changes in the draft regarding Noxious Weed Control and discussed whether or how the Association could enforce spraying for weeds on lots where owners object to such spraying. **After further discussion, a motion was made, seconded and voted unanimously to approve the Covenants subject to incorporating the Weed Control wording changes identified and empowering Mr Clark to make any other minor changes as necessary.**

4. Discuss Communications Required in Advance of the July Annual Meeting

Mr Clark led a review of the communications that would be needed in advance of the Annual HOA meeting, scheduled for Sunday July 8 2 pm at Queen of All Saints, as follows

- A. April 15: Issue New ByLaws and new Covenants and summary memorandum of changes. Vote by June 30 on Covenants.
 - 1. Offer telephonic Townhall on or around June 7 to answer questions.
 - 2. Need 2/3 (15 lots) approval on Covenants to pass.
- B. May 10: Issue Preliminary Agenda for Annual HOA Meeting (2pm, Sunday July 8 at Queen of All Saints conference room) and related materials
 - 1. Minutes of previous year's meeting
 - 2. FY2018 Budget and corresponding Assessments approved by Board
 - 3. Lake and fishing policy document (already approved)
 - 4. Short and Long Term Rental policy statement document
 - 5. Policy for Adoption and Amendment of Policies, Procedures, Rules and Regulations
 - 6. Other material (Note, per comments on the Water System, below, it was agreed that an update on the status of our water lines should be included.

Mr Clark noted that, at the December 29, 2017 Meeting, the Board had approved increases in the ongoing regular Assessment of \$100 per lot, and a special Assessment of another \$100/lot. Mr Clark asked that he and Elizabeth Smith (Secretary-Treasurer) be given the flexibility to bill the Special Assessment at the same time as the regular Assessment (ie in January 2019). The Board agreed.

5. Status Update on Other Projects/Work

The Board and Officers then discussed the status of other items and work being done, as follows:

- Mr Barnard advised that the lake signs will be installed at their agreed locations around the lake in the Spring after the ground has thawed.
- Mr Bruno advised that he will purchase the Verbonon packets in time for installation, and that he expects the cost to be at or around the budgeted amount (\$2,450). He will also seek additional help to install the packets, recognizing the training required for proper installation.
- Jim Martin provided an update on the fence situation, opined that due to the light snowfall this winter he did not foresee any significant maintenance issues, and expected the fence would be put up earlier than normally done.
- Mr Martin also discussed the water situation, and that the system has been running smoothly. Mr Bruno mentioned that minutes from 1998 meeting showed that the HOA had collected \$150,000 from Members, which was used to build the pump house and install a new main line down Nicholson Lake Ridge Road. Mr Barnard said he could advise Members, by inspection of their tie-in connection to their homes, whether their lead lines are original to the system or had been upgraded. Mr Clark asked Mssrs Bruno, Barnard and Martin to update Members on these findings at the Annual Meeting.
- Ms Fowler advised that the vendors to perform the weed spraying for the summer are lined up.

6. Composition of Board

The Board discussed the number of Board Members, considering that Pat Jenevein has resigned coterminous with the sale of his home, and given that the new Bylaws will include Officers as Board Members. It was agreed that with these changes, the new number of Board Members (7) was a desirable level and so no changes to the number of Board members were needed at this time. Note that the new Bylaws require a minimum of 4 Board Members and a maximum of 8. All Members present at the meeting at this time confirmed their willingness to continue to serve for the next year (subject to approval at the Annual Meeting).

7. Hydroseeding

The Board received a report from Mr Clark and Ms Fowler regarding cost estimates that have been received to hydroseed the barren hillsides along the road up to Nicholson Ridge. The current estimate is broken into two parts, which total \$7,550. Approval of this expenditure would require an increase to the budget as well as to the Assessment required from Members.

The Board discussed the issue regarding hydroseeding, and concluded it would need to revisit the issue at an upcoming meeting. As a result, the Board agreed to include the topic on its next meeting's agenda and asked that more information be provided about alternatives, costs, and likelihood of sustainable results.

TERMINATION OF MEETING

There being no new issues requiring the Board's attention and no further business to transact, the Board agreed to terminate the meeting at 4:30 pm MST,



Gerald F Clark
President