

ALPINE MEADOWS PROPERTY OWNERS ASSOCIATION
MINUTES OF SPECIAL MEETING OF THE BOARD OF DIRECTORS
OF
SEPTEMBER 27, 2018

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

The meeting was called to order by Jerry Clark at 3:40 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. The Minutes from previous Board Meetings of March 19 and June 24 were presented and unanimously approved. Also, the Minutes from the Annual HOA Meeting were presented and unanimously approved by the Board to be included in next year's Annual HOA meeting.
2. Quick updates on several items:
 - Insurance (Jerry/John/Elizabeth): Our insurances for GL and D&O have been renewed through August 30 of next year, although it took some prodding on our part to make this happen. We should seek a competing quote next year early summer. Rob Harper of Toad had suggested Mountain West (in Gunnison?) as an alternative carrier).
 - Signs: Rick has installed all signs are up except one ("Dead End/20mph") and will install that sign in the coming days.
 - Weeds Program: Happy reported that the spraying for noxious and invasive weeds has been completed. Billings are still coming in but we should remain within budget on this effort.
 - Tree Inspection: John reported that Sam Pankratz will inspect the neighborhood trees for beetle infestations on October 30, and we should receive a report soon thereafter.
 - Other Issues: Questions have arisen as to where Homeowners who wish to have a boat at the lake can chain their boat when not in use. It was agreed that boats should be chained if at all possible at either the dock area or the spot across the lake where boats have also been chained in the past. We prefer this as opposed to have boats chained in many random locations around the perimeter of the lake. Boats may be chained to existing signposts in these two areas.
2. Pros/Cons of creating a HOA website to facilitate Communications to Homeowners
 - The Board agreed that having an HOA website would be a desirable way to help with Homeowner communications. Jerry will investigate, and include looking at "Square Space" as the web-builder.
3. Receive and discuss report from the Neighborhood Policy Review Committee
 - The Board discussed the report from this committee and received the preliminary response from legal counsel on our ability to implement certain action items. The

preliminary opinion from legal counsel identified that some action items, such as rules regarding renter behavior, parking, and number of occupants, as well as rules regarding reporting requirements of Homeowners who rent could very likely be specified in a policy statement. However, rules regarding restrictions on the number of weeks one can rent may require an amendment to the Covenants, which involves a 2/3 approval by the members. (This would actually be a stronger alternative as it would be more difficult to overturn). A full report from our legal counsel is expected prior to our next Board meeting.

- In the meantime, the Board agreed on the following items to be included in our renter policy:
 - Develop a list of Do's/Don't's for renters to make it easier for them to understand. This should include such items as:
 - No late night parties
 - No parties at the lake
 - No parking at the lake.... Parking only allowed at the winter/parking turnaround area on Slate River road
 - Maximum 2 cars allowed per rental (this is also believed to result in limiting the number of people to occupy a home)
 - No Speeding
 - Trash out the "morning of" pickup
 - Etc (including items already listed in our current Renting Policy)
 - The Board considered the Sub-Committee's recommendation that Homeowners be restricted to 4 rentals of any duration per 13-week period. The Board agreed that while this was directionally correct, it should be more restrictive. As a result, the Board agreed that, either by Covenant Amendment or by Policy statement (pending legal review), Homeowners who rent should be limited to only 4 rentals (but of any duration they choose) for the period from May 1 through October 31, and an additional 4 rentals from November 1 through April 30. Homeowners who would like to rent more frequently during these periods, even if that would accumulate to far fewer days of renting, would not be allowed to do so.
 - The Board also agreed that, pending legal review, an additional restriction should be imposed on new Homeowners limiting their renting privileges even further than the above during their first 3 years of home ownership. The level of this additional restriction will be addressed, if applicable, once legal opinion is received.
 - The Board decided to investigate the use of on-street" parking by the Shaws and their renters, especially with regard to winter months. Honeydew will lead this investigation.
4. The Board agreed to hold their next meeting in mid-October, with a date of October 16 at 2:30 pm established.

There being no other business to discuss, the meeting concluded at 5:30 pm.



Gerald F. Clark
President