

**ALPINE MEADOWS PROPERTY OWNERS ASSOCIATION**  
**MINUTES OF SPECIAL MEETING OF THE BOARD OF DIRECTORS**  
**OF**  
**June 18, 2020**

---

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

---

Jerry Clark called the meeting to order at 2:30 pm, noting that a quorum was present and that proper notice had been given.

The Board then discussed the matters of the agenda.

1. The Board reviewed the minutes of the April 15, 2020 Special Board Meeting. A motion was made to approve the minutes, which was seconded and approved unanimously.
2. The Board then discussed the plans to apply the Verbenone packets and difficulties with arranging volunteers to apply the packets. After discussion the Board agreed to add \$900 to the budget for FY 2020/21 to allow for the likely need to outsource the application work to a third party.
3. The Board then discussed the status of the heavy metals water testing. Rick advised that the samples would be taken the following week and would be immediately sent to the lab for testing. Rick did not know whether the test results would be back in time for the July 5 Annual Meeting. Rick also advised that the Association needs to engage a state certified water purveyor to be in charge of the water system and water testing. (Rick recommended that Ronnie Benson from CB South Metro.) This would likely result in a higher cost, which Rick estimated would be roughly \$4,000 versus the \$2,873 in the current budget. The Board agreed to increase the budget for this.
4. The Board then reviewed the need for establishing an \$18,000 escrow fund for potential future capital improvements for the aging water system, and re-affirmed the recommendation be made to levy a \$500/lot Assessment for the next two years on those lots that are on the Ridge water system.
5. The Board then discussed the status of the fish population in the lake, which is thriving, and that osprey have been seen fishing in the lake. The Board discussed the desirability of maintaining a fish population, for anglers and non-anglers alike, and agreed that a \$100 per lot Assessment for FY 2020/21 be levied to begin building a fund to periodically stock the lake. It was noted the lake was last stocked in late summer 2017 at a cost of over \$8,000, when the lake had no or very few fish in it. Fishing enthusiasts could be encouraged to also supplement this HOA amount with their own extra donation should they wish. Elizabeth agreed to act as point person responsible for developing a stocking plan and timing to recommend back to the Board at a future date.
6. The Board, as Architectural Control Committee, then discussed the request by the Barnard's to install a 130 square foot "Garden Shed" on their property. It was noted that this would represent a "second building" per terms of the covenants and not cause the be the total square footage maximum allowed for the property to be exceeded, as well as that allowed for a second building itself. The shed would be sited consistent with setback rules, including at least 80 feet from the centerline of the road, and would be sited among the trees on the second driveway on the property. As such, the building could not be later converted to habitable space or a garage, which (per Covenants) must be accessed from the main driveway. The ACC

then approved this action by the Barnard's as being consistent with the requirements of the Covenants and its Architectural Control standards.

7. The Board then discussed the logistics for the July 5 Annual Meeting at the Queen of All Saints, and agreed that considering the current conditions it would still be good hold the meeting as planned at QAS, provided proper precautions were made. Rick will provide information for Zoom connections for those Members who cannot attend or prefer not to attend in person.

At 4:00 pm the Board then convened into a private Executive Session to discuss items under negotiations or items that needed to be handled separately due to privacy concerns.

The Board reconvened its meeting at 4:30 pm, and, there being no other items to discuss, a motion to adjourn was made, seconded, and approved at 4:30 pm.



7/16/2020

---

Gerald F. Clark  
President