

**ALPINE MEADOWS PROPERTY OWNERS ASSOCIATION**  
**MINUTES OF SPECIAL MEETING OF THE BOARD OF DIRECTORS**  
**Thursday July 16, 2020**

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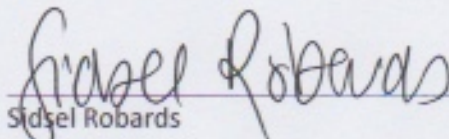
Board Members Present: Jerry Clark (President), Jim Martin (Vice President), Elizabeth Smith (Secretary-Treasurer), John Bruno, Rick Barnard, Honeydew Murray, Sidsel Robards

Jerry Clark called the meeting to order at 2:15 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 revisions to Minutes from July 2019 Annual Meeting to correct for typos. A motion was made to approve the minutes, which was seconded and approved unanimously.
2. The Board reviewed Minutes from June 18 Special Board Meeting. A motion was made to approve the minutes, which was seconded and approved unanimously.
3. The Board discussed selection of officers for the 2020-2021 fiscal year. Jerry requested to step down as president. Jim and Elizabeth both agreed to stay on in their current roles as vice president and secretary. Sidsel was nominated to take over from Jerry as president. A motion was made to approve these 3 roles, which was seconded and approved unanimously.
4. The Board, as Architectural Committee, reviewed plans submitted by Sam and Sidsel Robards regards upcoming renovation of their home. Jerry shared plans with committee in advance of meeting, and recommended that plans would be approved as the renovation is essentially focused on insulation, new roof and interior work. The renovation will not change the footprint of the home, which currently fall well below the maximum square footage allowed. The plans do not currently include landscaping, and it was requested that any landscaping plans will need to be submitted to the ACC for a separate review. A motion was made to approve the renovation, which was seconded and approved unanimously.
5. The Board then reviewed the status of water quality testing program. Rick shared that water samples will be conducted the week of July 20. The water will be tested at the well before the UV filters, and then again at the end of the distribution line. This will get us better results back and will guide testing to individual houses. Rick recommends testing to focus on houses with galvanized pipes, but once preliminary test is done email will go out to offer testing to all individual houses as well. Rick also reiterated that it will be key to make sure every house has implemented reverse flow lines at all properties for garden hoses to prevent any contaminated water flowing back into the system. Main contaminants to worry about would be things like fertilizers, dog poop etc. Ronnie Benson from CB South Metro will start his work on the water system now and will be there to test the system with Rick. Going forward Ronnie will be at the HOA every Wednesday and bring any issues to Rick's attention going forward.

6. The Board reviewed requests for more transparency regarding rentals brought up at Annual HOA meeting. Mainly regarding timely reporting properties rented, and provide such information real time so neighbors have a better understanding on who is in the neighborhood. It was agreed that adding renter's information to the website for better transparency would be the easiest way to provide information to neighborhood. Jerry will continue to handle details regarding renters until October 31 after which Sidsel will take over managing this.
7. The Board then discussed the suggestion made to increase current rental fee to help fund increasing costs of administering the HOA's needs, including existing and potential new professional services, the fish stocking plan, managing rental activity, and water system management. A motion was made to increase the current onetime fee of \$50 per rental to rental fee of \$50 for each week (or partial week) a property is rented, starting at the end of the current rental cycle on November 1st. The motion was seconded and approved unanimously.
8. The Board then discussed options for reporting how Ridge Water System Reserve Fund balances are invested. It was agreed to report on this at the Annual Meeting each year and to advise all Members that they may of course inquire for such information from the President and the Treasurer at any time.
9. Jim reported that Trapper has finished all his work on the fence for the season and that the fence on the perimeter of the HOA has been completed.
10. The restructuring of board and president responsibilities was discussed, and several options where laid out in terms of bringing in outside consultants, and potentially other HOA members to take on some roles currently held by board members. Jerry suggested we form a smaller committee to address this and report back. Committee will consist of Jerry, Elizabeth, Sidsel and John.
11. Honeydew shared that Brian Ash will spray for weeds and invasive species on Wednesday, 22 July starting at 7 AM, and she will advise the HOA of this timing. She also shared that two new Herons were just born and that it has been a very good season for the wildlife in our neighborhood.
12. There being no other items to discuss, a motion to adjourn was made, seconded, and approved at 3:40 pm.

  
Sidsel Robards  
President