

**ALPINE MEADOWS PROPERTY OWNERS ASSOCIATION**  
**MINUTES OF SPECIAL MEETING OF THE BOARD OF DIRECTORS**  
**August 13th, 2020**

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

Sidsel Robards called the meeting to order at 3:10 pm, noting that a quorum was present and that proper notice had been given.

The Board then discussed the matters of the agenda.

1. Annual HOA Meeting Minutes from July 5th were reviewed. A motion was made to approve the minutes, which was seconded and approved unanimously.
2. Special Board Meeting Minutes from July 16th were reviewed. A motion was made to approve the minutes, which was seconded and approved unanimously.
3. Water Quality Testing Program was discussed. Testing will be done in a week with samples in 4 homes. Most likely this will be at the homes of Honeydew, John and Emily, Burt and Happy and one more house will be tested. This is mainly houses suspected of having galvanized steel pipes.
4. The plans to expand facilities at the Slate River Trailhead, which had been presented to the public at an onsite Community Forum meeting led by the Land Trust the previous week, were discussed by the Board. Official stakeholders promoting the changes are the Land Trust, the Town of Crested Butte, Gunnison County and The Nordic Center. A design consultant for the stakeholder group and a representative of "Share the Slate" were also present at the meeting. Three different options of plans for expanding parking varying from 22 - 42 parking spaces allowing for cars with trailers to fit nose in were presented at the onsite meeting. This would involve grading and filling in with gravel or dirt approximately 8,000 sq ft of land along the County Road right of way. A restroom facility is included in the plans, along with signage. The stated purposes of these proposed changes is to convert the trailhead area into a gateway information point to the Upper Slate, and to alleviate the trailhead parking bottleneck which occurs during several peak usage days during wintertime, when parking of vehicles with trailers for snowmobiles results in an overflow. The Land Trust and Design Consultants gathered our feedback and will provide alternate plans in near future.

Jerry provided a factual update on the situation. As a board member of both the LT and the HOA, he mentioned that he will need to recuse himself on any decisions (on both sides) on the topic. However, given he knows the details more than others John suggested he report on conservation easements and the status of plans being coordinated.

The board discussed that a response should be structured as impact on silent trails, congestion at trail head, how much use is necessary/what is the goal/impact on that/ impact on viewshed and what is the environmental impact on Nicholson Lake itself.

It was suggested that an Environmental study should be required of the Land Trust as it pertains on impact on the lake. Silting could be a major issue and could have a great impact on the lake and wildlife. The Board discussed the process for requesting a study, and whom it should be directed to. It was decided that a committee of John, Jim and Sidsel will meet separately to develop a letter to the Land Trust and the Town of Crested Butte. The Committee will prepare and share with the board before distribution.

5. The board then reviewed suggested Revisions to Lake Rules. It was explained that while our liability waiver might cover certain issues, some accidents can still be liability and therefor legal council suggested we add wording to be better covered. As a board we agree we are not in the business of policing what happens at the lake, but with the current wording of lake rules we are better covered as an HOA liability vise.

A motion was made to approve the revisions, which was seconded and approved unanimously.

6. Update from Committee Regarding Restructuring Board and President Responsibilities  
Committee met and discussed a division of responsibilities that would avoid hiring outside consultant for the time being. Division of responsibilities are as follows:

Bill Rea and Fred Fowler will be responsible for fish/Lake

(Add in responsibilities)

7. Elizabeth shared that there are a few updates needed to the website that Trevor will be contracted to work on.

There had been some questions from HOA members to Honeydew regarding recycling. The pick up continues to be on 1st, 3rd and 5th Friday of the month recycling pick up.

Honeydews suggested to keep yearly schedule of spraying weeds in the Spring to avoid noxious weeds going to seed and spreading further. She will be in touch with Brian Ash o schedule.

Next meeting is scheduled for Thursday November 12th 2pm.

8. There being no other items to discuss, a motion to adjourn was made, seconded, and approved at 4:30 pm.

*Sidsel Robards*

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Sidsel Robards

President