

**ALPINE MEADOWS  
PROPERTY OWNERS ASSOCIATION  
ANNUAL MEETING MINUTES  
SUNDAY JULY 19th, 2023 @ 2PM**

**1. Welcome & Introductions**

Present were John & Emily Bruno, Jerry & Jane Clark, Chris Meyer, Honeydew Murray, Carla & Bill Rea, Kevin Roache, Sidsel & Sam Robards, Elizabeth Smith, and Jeff Stevenson. Present by Zoom were Carol & Fred Fowler, Bruce and Debbie Jenevein, and Christian Ellison. Present by proxy were to Jerry Clark were the Martins, Thorntons, Rick Barnard, Sandy Esserman, and (to Elizabeth Smith) Diana Cashen. In total, 18 lots were represented at the meeting.

Noting that a quorum was present, the meeting was called to order at 2:05 by Jerry Clark and introductions were made by all.

**2. Reading and approval of 2022 Annual Meeting Minutes**

The full Minutes having been previously distributed to all, a motion was made by Sidsel to read abbreviated Minutes, seconded by Bill, and approved unanimously. Jane Clark then read an abbreviated version of these Minutes. A motion to approve the Minutes was then made by Sam, seconded by Bill, and approved unanimously.

**3. Financial Report for FY2022/23 Actuals vs Budget**

Jerry presented the financials for the year just ended. (Please refer to the detailed report sent in advance to all Members). Jerry reported Capital Reserves of \$40,371 for both the Ridge Water System (\$18,000) and the Fence Replacement (\$22,000) along with \$371 of interest income on these balances. Jerry reported the HOA is very close to the Budget on all items. The HOA ended the year with \$32,005 in the General Operating Fund, slightly more than budget largely reflecting the timing of pine beetle packet treatment costs deferred after June 30.

Overall the financials are in good order. Capital reserves for the Fence and Water system are adequate at this time. The Fish Fund at \$3,500 at year end is also adequate for the next year. And finally, the General Operating Fund at \$32,000 actually translates to \$26,000 had the pine beetle packet invoice been paid before June 30, and is slightly above our target level of \$23-25,000.

**4. Water and Well**

Jerry thanked Rick for working on our Water and Fence issues. Jerry noted that Rick's Water Report showed declining usage over the past three years, and that quarterly testing shows

good results and safe for potable use. The system operated well during the year although there were some very temporary system shut-downs due to electrical issues.

Jerry noted that Rick's report recommends replacing the wellhead shed structure (\$2500) and needs electrical upgrades (\$3200). Improvements were also recommended for the pump house, including installation of the previously acquired chlorination system and installing additional shelving.

Discussion then centered around future needs with additional homes being built on the Ridge. This has been anticipated to a good degree in both the current operating Budget and in the Capital Reserve. While more work is needed to define these future needs, we currently don't need to add to the Capital Reserve until we know more. As a result, the Budget will maintain the reserve at current levels until then, and use the Operating Account to address the immediate improvements Rick noted.

## **5. Fence**

Based on input from Rick and Jim, Jerry noted that, as last year, we still anticipate that a big redo in maintenance, repair and replacement will ultimately be needed on the fence, but none is identified yet. The long-term plan is to repair the fence in stages. Fence repair this year will be minimal; some repair has already been done at Sam and Sidsel's lot. Also, the beavers have left the pond they created near the wellhead, and so Rick has removed the dam and den to make it unattractive for any beavers returning.

Jerry said Rick had reviewed the fence repairs needed around the beaver pond site with Trapper, and that Trapper had said he is willing to continue another year on the fence. (This should be confirmed in the fall with the laydown)

Jerry noted that, in addition to Rick's work on last week on removing the dam and den, he incurred over \$1,000 in cost for the installation of the pond leveler last year. None of this has been invoiced to date, but is in the budget. Discussion then centered on compensating Rick for his work. Sam then made a motion to provide Rick a \$2500 advance to at least cover his costs, which was seconded by Kevin, and unanimously approved.

## **6. Trees**

John Bruno then reported on Lophodermium Needlecast and Pine beetle treatment on lodgepole pine trees. Elizabeth noted that the needlecast treatment she has used on her lot has worked well. Sam and Sidsel reported they used a different treatment that also worked well. In both cases, the costs were on the order of \$100/tree. John, who also has needlecast, is not currently not applying any treatment, and recommends waiting another season to see all results before providing Board advice to HOA members regarding treatment options for needlecast treatments.

John then discussed the pine beetle situation. This past year we had 10 infested trees removed, versus 0-3 in previous years. It is reported there are many (100?) infested trees on

the Nemanic lot to the West, which likely affects us. We are currently participating with the Colorado State Forest Service in a study which uses high concentration semiochemical packets, thought to be more effective at beetle mitigation than our past efforts. John will follow-up with CSFS on the results and plan for next year.

## **7. Architectural Control**

Discussion then centered on lighting in the neighborhood, given that the issue was recently addressed by the ACC in the review of the design plans for the Esserman's new home. There was a discussion that too many lights were left on continuously in the neighborhood. Comments were made that all light should be off by 9 or 10pm. Those attending the meeting noted that a reminder about the HOA's lighting requirements/guidelines as set out in the covenants be sent out to all Members. Kevin and Chris will develop and issue Rules and Regulations consistent with the Covenants and new Gunnison County guidelines to all Members by the end of the summer. Fred also recommended that Kevin and Chris take into consideration International Dark Sky guidelines.

Fire Mitigation was then discussed, an issue that also arose with the ACC's review of the Esserman's new home plans, which required compliance with the County's new guidelines for new home construction. Jerry then described the three zones of fire mitigation steps that all homeowners can do themselves. Jeff commented that our neighborhood is especially prone to fire hazard owing to the many tall trees and grasses and brush, but that we are advantaged being located between two bodies of water. Jerry then recommended that the Board send out guidance on fire mitigation and that removal of trees that help reduce fire risk are to be encouraged. Jeff commented that it is advisable to cut tall grasses after the wildflowers bloom and that he will contact the Fire Department to see if they could assess the fire risk of houses in our neighborhood.

## **8. Fish Stocking**

Bill reported that the lake has been stocked with over 500 pounds of fish (over 700 fish), consistent with our program to stock every other year. Next restocking is expected in 2025.

Discussion then centered on continued and heavier lake usage, and that children have been seen on the lake without personal flotation devices, which are mandated by Colorado Law and incorporated in our Lake Use Rules and Regulations. Discussion then centered on the liabilities the HOA might face. Jerry reminded everyone to ensure they have signed waivers from any guests or renters, and that children are to be accompanied by an adult. It was recommended and agreed that an email from the Board be sent to all Members reminding them of the above.

## **9. Waste Recycling and Compost**

Honeydew reminded all that waste is picked up every Friday, recycling every 2<sup>nd</sup> and 4<sup>th</sup> Friday, and compost every Tuesday.

## **10. Weed Control**

Honeydew reported that spraying for weed control will be applied on 7/25, and 7/26 if necessary. Notice will be sent to all HOA Members of this timing and the need to keep all pets and children off sprayed areas those days.

## **11. Dock Upgrade Proposal**

Jerry introduced this item, noting that as a discretionary capital item on common HOA property, approval was required by the HOA for both proceeding with the project as well as the funding of all aspects of the project.

Chris then described the project, which would replace the current dock, as being 32' in length vs the current 20' and would include an 8x12' "T" at the end. The additional length and space would facilitate access to the lake at a deeper point and allow more people to lounge together on the dock. After looking at a variety of options, the dock Chris recommends would cost \$7,500 including shipping and a ladder. The dock could be installed at a nominal cost. It is expected to have a 10 year life, which would be facilitated by removal in the fall and replacement in the spring to avoid remaining in place during the winter months. Chris estimated the annual cost of removing/reinstalling the dock to be on the order of \$500. The current dock would be removed (cost not estimated) and not relocated.

Chris recommended that his proposal to install the dock be approved by the HOA. Chris also was seeking participation from the HOA via a special Assessment to help fund the acquisition, installation, repair and maintenance. Chris said that should no such HOA-wide funding be provided, he would pay for the dock himself, along with contributions from any other Members who wish to join him in funding the project. There was some discussion on responsibility on repair costs if needed, and Chris again said he would cover any repair costs the HOA did not.

Discussion continued on the Dock proposal and input from Members was received. Carol and Fred's strong objections to the dock were not heard as their Zoom connection dropped, but were made known in a subsequent email, and so are included here as follows: "There was no discussion of how the existing dock came to be or the visual impact of a much more massive structure on this lake which for many of us is the gateway to the Upper Slate River watershed. Further, there was no discussion of the potential for increased liability that a larger dock would incur for the HOA as a whole, completely at odds with the long discussion regarding signing waivers."

Jerry then introduced and distributed the ballot form. He noted it was split into three votes, one for approval of proceeding with the Dock Project, one for voting on degree of HOA funding of the costs of acquiring and installing the Dock, and one for voting on the Annual costs for maintenance/fall removal/spring reinstallation. Jerry noted that while the ballot form was admittedly somewhat complicated, it was developed in conjunction with the advice of legal counsel as necessary to ensure all Member voices were represented through all stages. Also, Jerry noted the ballot was emailed out prior to the meeting and described the process for how the funding portion votes would be combined.

Voting then commenced. Ballots were collected and given to Emily and Honeydew to tally. (Note that the tally was completed after the following FY2023/24 Budget Report, but is minuted here.). Jerry confirmed the tally results with Emily and Honeydew and then reported the results to the meeting attendees as follows:

- The Project was approved to proceed by a vote of 10-6 (2 of the 18 Members abstained from this vote)
- Votes for funding of the Acquisition and Installation costs was split as follows (1 Member abstaining)
  - a) 7 Votes for no HOA funding
  - b) 6 votes for a \$100/lot Special Assessment
  - c) 3 votes for a \$200/lot Special Assessment
  - d) 1 vote for a Special Assessment covering all Acquisition/Installation costs

Given that no one option above constituted a majority, Options a) and b) above were then determined to be the two options which, when combined, provided the largest two-option majority. Given these ballot results, no HOA funding for Acquisition and Installation costs were approved.

- Votes for funding for Annual maintenance/removal/reinstallation costs were split as follows (1 Member abstaining):
  - a) 10 Votes for no HOA funding
  - b) 4 votes for 50/50 split
  - c) 3 votes for all costs funded by the HOA

As a result, no HOA funding for these ongoing costs was approved.

Given the votes, the project was approved to proceed, but there will be no HOA funding of any of the costs of the project. Chris Meyer confirmed to fund all these costs. That said, any Members are free to join with Chris in funding these costs and Chris can solicit such participation from individual Members. Regardless of any such participation, Jerry noted that the Dock would be available for use by all in the HOA, including guests and renters.

## **12. FY2023/24 Budget (Detailed report was sent in advance to all Members)**

The Fence and Water Capital Reserves are in place, and we expect to earn about \$2,000 in interest across the year, resulting in a June 30, 2024 balance of \$42,370.

The Ridge Water Operating System will cover its costs (including those recommended by Rick in his Water Report) for the year with an \$800/Ridge lot Assessment (to be invoiced in July), resulting in a year-end balance of \$1200.

The Fish Fund will see no activity for the year so no Assessment is required this year. Since inception, the Fish Enthusiasts have contributed 38% of the costs of this program.

An \$1100 Assessment will be invoiced in December to cover the costs of the General Operating Account. This is \$100/lot higher than last year. Expenditures in the General Operating Budget

will total just over \$28,000, reflecting increases due to the timing of invoices for the pine beetle packet expense as noted earlier, as well as higher expenses for Accounting & Legal, slightly higher fence costs, and costs to remove the beaver dam and costs for signage and the resumption of the in person HOA meeting. As a result, while the account will run a deficit of about \$3400, it will still result in a year-end balance of \$28,563, which is above our target of \$23-25,000.

In sum, Assessments will include \$1,100 for all Members, and an additional \$800 for Ridge Water lots.

As there was no motion to reject the Budget, it was deemed approved.

### **13. Board Nominations**

An email was sent prior to the meeting requesting nominations to the Board of Directors, and again requested at the Meeting. Five current board members would like to continue and two new nominations were received. The current members willing to continue serving are Rick Barnard, Elizabeth Smith, Chris Meyer, Kevin Roache, and Sam Robards. The new nominees are Jeff Stevenson and Bill Rea. There being 7 seats available and 7 nominees, motions was made by Chris, seconded by Sam and unanimously approved to not to use secret ballots and then to approve the entire slate of all 7 nominees, also unanimously approved. A big welcome to Jeff and Bill on the board.

Thank you's were then extended to Jim and Jerry for all their years of service on the Board.

Jerry then recommended that the new Board meet in the next few weeks to elect officers and suggested that Elizabeth, as the only returning officer, coordinate that meeting.

### **14. Adjourn**

There being no other matters to discuss, a motion was made to adjourn and was seconded and unanimously approved at 4:38pm.

Respectfully Submitted,

Jane Clark

