

Alpine Village Homeowners Association

Annual Meeting Minutes

February 25, 2019

Meeting called to order at 6:05 pm.

Introduction of the Board of Directors
President: Randy Miller [proxy]
Vice President: Sheila Schmitz

Meeting minutes approved at the
February 11, 2020 Annual Meeting.

Introduction of Heritage Property Management
David Caldwell & Elizabeth Marvin

Members present

- Sheila Schmitz, Pat Kimbrell, Stan & Margaret Citko, Bonnie O'Hara, JoAnn Dekleva, Owen O'Fallon & Amy Nuernberg (2 properties), Larry Kempton and Chandra Barboe.
- 3 proxies were received
- Quorum was achieved. [12 units represented]

Minutes of 2018 Annual Meeting

- Minutes were approved as written. M/S/C Approved minutes will be posted to the website.

Old/Unfinished business - None

New business

- Comment that there are not as many "for sale" vehicles parked in front of the HOA. One of the homeowners contacted the police, who came and ticketed all vehicles.
- Discussion on the water issue
 - Question on what the HOA can do to be aware of the situation before it is severe. Ute Water has installed a SMART Meter which will notify them if the water usage is unusually high.
 - HPM does receive notices as well, however this issue was not brought to HPM's attention until the over \$2,000 water bill was received.
 - Question if the issue may have been caused by the former landscapers US Lawn not shutting down the system properly. If so the responsibility for payment should belong to them.
 - Comment that several homes had issues with valves due to the former landscaper as well.
 - Ute Water did "split the bill" with the HOA, which reduced the cost.
 - Comment that Bookcliff may also have some liability due to the supposed repair of the leak, which was followed by a second leak.
 - HPM will provide the Board with copies of the Ute Water bills, information about Bookcliff repairs such as dates, and the dates of the meter reads.
 - Comment that the landscapers should pay attention to the irrigation system and landscaping to make sure that there are no ongoing issues.
 - Comment that Ute Water seems to be a little more proactive over the past few years.
 - The Board will need to determine if US Lawns or Bookcliff has any liability in this issue.
 - HPM will provide the information to the Board. The Board will pass the information along to the membership.
 - Comment that the HOA membership bears some of the responsibility as the volunteers for the Board have been very limited in the past. Randy took care of the issues as he was made aware of them.

Presentation and discussion of proposed 2019 Budget

- Discussion on the fence painting. The \$5,040 to paint the fence was not budgeted in 2018. The Board (Randy) decided that the fence should be painted. This decision was made before the water issues. Homeowners want more information from Randy on why this decision was made without approval from the homeowners. Painting was slightly discussed at the 2018 Annual Meeting. HPM provided bids and a decision was made the Board.
- Comment that the common driveways should not be repaired until bids are presented to the membership and that this would need to be budgeted.
- Question about what kind of soil the properties are built on - there is quite a bit of clay in the soil.
- The \$900 budgeted for repair and maintenance is to repair a damaged post. The homeowner who lives near the post states that the damage was done 5-6 years ago. She states that she does not even notice it. Question of why it was not fixed a long time ago. Comment that maybe this repair could wait in light of the other expenses.
- Question from one homeowner on why everything has to be done right now vs spreading the cost over several years.
- The 2018 HOA dues were \$755. The proposed increase is to \$1170 per year. Comment that is a huge increase
- The \$1000 for legal and accounting is to start rewriting the governing documents. Several homeowners question the importance of rewriting these documents as they will not impact the buying or selling of any property.
- Per CCIOA regulations this budget has been approved by the Board and will need to be vetoed by a majority of the members present (a quorum) in order to be rewritten. Motion to veto the budget was made. M/S/C None present at the meeting opposed this motion.
- The membership can provide suggestions for changes to the budget for the Board to prepare a new budget:
 - Post does not need to be replaced in 2019
 - The shrub replacement can wait until another year's budget
 - The legal and accounting cost should not be increased in 2019
 - Comment that some of the "luxury" items may need to be removed from the budget for 2019.
- Discussion on landscaping. Bookcliff's price was quoted at \$11,000 for 2019. A bid was obtained from Peaceful Valley, who will provide all the required services at the rate of \$7,780. None one was opposed to this change.
- Suggestion that the new Board should be elected. They will gather more information and make reasonable recommendations for a budget that can be circulated to all members.

Nominations and election of Board Members

- Floor was opened for nominations.
- Randy is willing to serve again and was nominated from the floor to continue.
- Owen O'Fallon is willing to serve on the Board and nominated from the floor.
- Shelley Schmitz nominated to remain and is willing to continue.
- Larry Kempton nominated from the floor and is willing to serve on the Board.
- Comment that a few Board meetings will be needed in the next 30 days to address the issues.
- Floor closed for nominations.
- Motion to accept slate of candidates as presented. M/S/C HPM will send updated contact information out to all Board Members.
- Board will scheduled a meeting to discuss the budget.

Meeting adjourned at 7:16 pm.

Minutes taken by:

Elizabeth Marvin - Heritage Property Management