

The Alpine Village Homeowners Association, Inc  
Annual Meeting Minutes  
February 11, 2016

Meeting called to order at 6:03 pm.

Introduction of the Board of Directors

Dick Truitt-President [present]  
Sheila Schmitz-Vice President [present]  
Bonnie O'Hara-Treasurer [present]

Introduction of Heritage Property Management team

David Caldwell and Becky Jett

NOTE: Both David and Becky are licensed through the state of Colorado as  
Community Association Managers.

Members present

- John & JoAnn Dekleva, Stan & Ginny Citko, Pat Kimbrell, Owen O'Fallon & Amy Nuernberg (2 properties), Anita Johnson
- 4 proxies were received.
- Quorum was achieved. [13 units represented]

Minutes of 2015 Annual Meeting

- Changes made to include Sheila's Schmitz' last name and indicate that Bonnie remained on the Board as Treasurer [not Vice President].
- Minutes were approved as amended. M/S/C

Presentation and discussion of proposed 2016 Budget

- Discussion regarding Grounds Maintenance line item ensued.
  - HPM to check on High Performance Lawn Care contract and pricing
    - NOTE: Contract is current--carries through to March 31, 2017. Price for 2016 remains the same as previous--\$525/month (total \$6300/year). Sprinkler start-up in the spring and winterization are included in the contract.
- Irrigation System line item is for Backflow Pressure testing with RDR.
- Budget was approved pending HPM verification of lawn care contract. M/S/C

Old business

- 797 Josilyn [Citko] --still want to get a fence installed in back. HPM to provide names of local contractors to them.

New business

- 795 ½ Josilyn--Lot is xeriscaped. Owner has sent letters in the past asking High Performance to NOT trim the bushes but this has caused problems. They will send a letter, pictures with annotations of no-trim bushes, and a map outlining no-trim area.

- 795 ½ does want the fall leaf removal.
  - HPM will ensure this info get to Craig at High Performance.
- Compliments to those who had houses painted last year--they look really good.

#### Nominations and election of Board Members

- All current Board members agree to continue serving.
- No other nominations were made.
- Accept continuation of Board as it currently stands. M/S/C

Meeting adjourned at 6:40 pm.

Minutes taken by:

Becky Jett

Office Administrator

Heritage Property Management