

Alpine Village Homeowners Association

Annual Meeting Minutes

March 8, 2022

Meeting called to order at 6:04 pm.

Introduction of Board of Directors:

President: Larry Kempton

Vice- President: Carrie Baker (Absent)

Board Member: Kate Hall (/absent)

Members present: Anne Worley, Amy Nuernberg and Owen O'Fallon (2 properties) Pat Kimbrell, and Larry Kempton.

4 proxies received; 11 properties were represented in person or by proxy, Quorum was met.

Introduction of Heritage Property Management Team:

David Caldwell, Barbara Butzen and Sarah Aragon

2021 Minutes were approved as written. M/S/C. HPM will post approved minutes on the website.

Unfinished Business:

- Conversation about Peaceful Valley destroying the irrigation backflow valves. 13 backflow valves needed to be replaced after PV blew out the system. Pressure was too high on compressor, causing damage to backflow valves.
- Residents do not want Peaceful Valley contract or to conduct any future work there.

New Business:

- Question from owners about removing Peaceful Valley from winterizing and starting the irrigation system Spring and Fall. Homeowners would prefer RDR to maintain the system assuming it is cost effective. Mr. Kempton has a contractor that will also perform back flow testing of the irrigation system.
- Carrie Baker contacted Right Way Property And Wildlife Management for a contract for the 2022 landscape season.
- Concerns that the CCR's lacking wording pertaining to Air BnB's becoming an issue in the HOA.

2022 Proposed Budget

- Budget was approved M/S/C 0 opposed.

Nomination of Board Members:

- Floor open for nominations.
- Nominations for the current slate of Directors M/S/C 0 opposed

Meeting adjourned at 6:42

Minutes taken by

Barbara Butzen

Heritage Property Management