

Minutes were approved
at the February 15, 2018
Annual Meeting.

Alpine Village Homeowners Association
Annual Meeting Minutes
February 15, 2017

Meeting called to order at 6:04 pm.

Introduction of the Board of Directors

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

Members present

- Dick Truitt, Sheila Schmitz, Pat Kimbrell, Owen O'Fallon & Amy Nuernberg (2 properties), Dixie Hunt, JoAnn Dekleva, Larry Kempton, Stan & Margaret Citko, Bonnie O'Hara
- 4 proxies were received from Randy Miller, Marie Brooks, Phillip Pe'a, Anita Sills
- Quorum was achieved. [14 units represented]

Minutes of 2016 Annual Meeting

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

Old/Unfinished business

- 797 Josilyn [Citko] --fence was installed in back and look great!
- 795 ½ Josilyn--Owner's asked HPM to remind High Performance to NOT trim the bushes in the strips on either side of their home; but that leaf pick-up at that address still needs to be done. HPM will send a reminder.

New business

- Landscape maintenance was discussed at length--see details under Budget.
- Everyone was reminded that while the landscaper maintains all the irrigation lines, homeowners are responsible for setting and maintaining their individual timers. If you want High Performance to set your timers, you must put that request in writing. Send that request to Heritage Property Management and it will be relayed to the landscaper.
 - Bonnie will assist new owner Dixie with setting her timer.
- Dixie Hunt, new owner of 794, would like to change the flower beds in her yard to xeriscape. Motion made to approve that change. M/S/C.
 - HPM to provide Dixie with contact info for landscaper so she can work with them to adjust/re-do the drip system.
- Discussion about the state of the perimeter fence. It is showing its age and needs repairs or replaced.
 - Dick and Owen will arrange for someone to assess the fence and make recommendations as to a course of action. Will report back to the Board.
 - Bonnie suggested that a line item for fence maintenance be added to future budgets.

Presentation and discussion of proposed 2017 Budget

- Discussion regarding Grounds Maintenance line item ensued.
 - New High Performance contract reflects an annual increase of \$1200--from \$6300 to \$7500. This equates to payments of \$625 per month for 2017.
 - This is their first increase since 2013 and is necessary due to increased costs.
 - Several homeowners relayed concerns they have with the service that High Performance provides.
 - Bushes not trimmed properly--798 has bushes encroaching into the driveway by 2'.
 - Above ground irrigation line in back of 798 has been broken and not repaired which could result in foundation problems.
 - Timing on sprinklers not adjusted properly--common areas should be watered at a time when homeowners can see if there are coverage problems that need to be reported and corrected.
 - Homeowners would like to be notified of scheduled dates for bush/shrub trimming, fertilization, and when irrigation will start and stop. HPM to work with landscaper to get those dates.
- High Performance has been providing service to Alpine Meadows for years; homeowners would like to see some competitive bids to ensure costs are appropriate. HPM to solicit bids from at least two other full-service landscape providers and present them to the Board.
- Mr O'Fallon presented a suggestion that since the increase would equate to \$75 per home for the year, an increase in dues to \$755 per year would allow that to be covered without the Budget going into the red. No objections were raised. Motion made to increase annual dues to \$755. M/S/C
- Motion made to approve the amended budget. HPM to change the budget to reflect dues of \$755. The additional \$20 will be included on the 2nd half statements. M/S/C Amended budget will be posted to the website.

Nominations and election of Board Members

- All current Board members agree to continue serving. A big THANK YOU for everything you do and have done to serve Alpine Village HOA!!
- No other nominations were made.
- Motion to accept continuation of all Board members as currently stand--Dick Truitt, Sheila Schmitz, & Bonnie O'Hara. M/S/C

Meeting adjourned at 7:10 pm.

Minutes taken by:

Becky Jett

Office Administrator

Heritage Property Management