

Alpine Meadows Homeowners Association
Board of Directors Meeting
May 3,2018

Board Members in Attendance:

- President: Brad Suter
- Vice-president: Erick Cox
- Vice-president: David Weldon

Meeting to set guidelines for Non-compliance.

There are a number of complaints of covenant rule that HOA members feel are not being followed and it was voted to start fining homeowners. The following is the description of such items:

Tier I: Items that do not meet HOA covenant rules and can be addressed by homeowner in short duration.

1. Trash cans must be stored out of sight from the street. They should be placed in the backyard, garage or behind approved method to hide them from view. (Alpine Meadows CC&R, Article VIII, Section 8.05 J)
2. Yard maintenance/weed issues. Homeowners are required to keep up appearance of their yards. (Alpine Meadows CC&R, Article VIII, Section 8.05 M)
3. Storing of vehicles and trailers in driveways or in the street is not permitted. (Alpine Meadows CC&R, Article VIII, Section 8.05 H)
4. Minimum maintenance and repair of fences. (Alpine Meadows CC&R, Article VIII, Section 8.05 N)
5. No farm animals will be kept on premises. (Alpine Meadows CC&R, Article VIII, Section 8.05 G)
6. No sign later than six (6) feet square may be displayed on the property. (Alpine Meadows CC&R, Article VIII, Section 8.05 I)

Tier II: Items that do not meet HOA covenant rule but may need outside assistance for repairs.

1. Maintenance and repair of dwelling. Example house painting or replacing of fence. (Alpine Meadows CC&R, Article VIII, Section 8.05 M & N)

The following is the process and fine schedule that the Board would like to establish:

Tier I:

1. Issue should be brought to the board's attention who will then report it to Heritage Property Management.
2. HPM will then contact the homeowner, give details about the complaint. The owner will have seven (7) days to resolve the issue.
3. If the issue is not resolved within the seven (7) days a warning letter will be sent, with an additional seven (7) days to resolve the issue.
4. If the issue is still not resolved than a fine of \$25 per week will be assessed until the issue is resolved. These fines will be added to the homeowners ledger and if the amount becomes significant a lien will be placed on the property and/or the account will be sent to a collection agency.

Tier II:

1. Issue should be brought to the board's attention who will then report it to Heritage Property Management.
2. HPM will then contact the homeowner, give details about the complaint. The owner will have thirty (30) days to establish a plan to resolve the issue.
3. If a plan has not been received within thirty (30) days, a warning letter will be sent.
4. If the issue is still not resolved than a fine of \$25 per week will be assessed until the issue is resolved. These fines will be added to the homeowners ledger and if the amount becomes significant a lien will be placed on the property and/or the account will be sent to a collection agency.