

# Alpine Meadows Homeowners Association

Annual Meeting Minutes  
April 21, 2018

Meeting minutes were  
approved at the May 4, 2019  
Annual Meeting.

Meeting began at 6:05 pm.

Introductions were made.

Members present: Brad & Cindi Suter, Bill & Tammy Poquette, Claudia Burke, Bob Kretschman, Phyllis Simmons, Judy Schreiner, Michael Chronister, Orville & Grace Powers, Lars & Amanda Irion, Judy Sealy, Amber & Sean Gregersen, Wade Grubbs, Mark Brassette, Brittny Mullen, Eric Cox, Marsha Miller, Rodney Forsythe, John Ponikvar, David Weldon and George Pettit. Proxies received from: Michael Daniels, Samuel Graziani Jr. and Michael Fitzgerald. 19 properties were represented. Quorum was achieved.

Review of last year minutes

- Comments on having Heritage as a management company:
  - Too expensive, but no one is willing to step up and do HPM job.
  - Heritage has done better in communication to HOA.

Old Business

- Discussed the Landscape Committee - Thanks for the job at the planters.
  - Majority of projects have been put on hold due to line breaks.
  - Amber thanked everyone who responded to the survey.
  - Bench to honor Ken Schreiner was not purchased, due to line breaks. Corrie Ponikvar will get bench next week.
  - Corona Landscaping - 2<sup>nd</sup> year. They are doing a good job.
  - Concern about debris and water build up in drainage in common area.
  - Corona Landscaping sprays for weeds twice a year.
    - Concern about weeds in the cracks at the cul-de-sac, along H Road as well as 27 Road. Brad will discuss this with Corona.
  - Pump-house leaks have been addressed
    - Valves at 5 horse power need to be shut
    - Filters may have leaks once they are turned on.
  - Violations – majority wants a fine schedule established. Board will meet and develop a plan to discuss with HPM.

Approve minutes of 2017 Annual Meetings

- Motion to accept 2017 minutes by Orville Powders, second by David Weldon and approved by the majority.

## New Business

- Discussed 2018 budget.
  - Should dues be lowered from \$450 to \$400 or remain the same to complete projects that have been put on hold.
  - Majority voted to leave dues at \$450 and improve upkeep in the sub-division.
- Discussion on landscaping projects – Amber Gregerson.
  - Tree trimming along fence line.
  - Removal of wild roses at H Road.
  - Rock strip along common fence
  - Dead pine tree removal in common area.
  - Cul-de-sac improvements.
- Corona will address tree branches along H Road.
  - Corona has been and will continue to sweep water out of the common area drainage once a week.
  - Drainage sweeping is not the solution and Brad will look into other options to address the problem.
- Discussion on common area fence painting, repair, upkeep etc.
- Motion that the common area fence along Amber way to become responsibility of the HOA – motion by Eric Cox. Lars Irion 2<sup>nd</sup> motion and it was approved by the majority.
  - Architectural Control committee will meet to discuss a plan for the fence to bring to the board - motion by Eric Cox. Corrie Ponikvar 2<sup>nd</sup> motion and it was approved by the majority.

## Nomination and election of Board members:

- Eric Cox volunteered to replace Diana Andrews.
- Amanda Irion volunteered to be on ACC.

## Other issues:

- Discussed violations and thoughts on making them.
  - Tier I and Tier II violations.
  - Board will meet to establish a plan, get HPM input, and get the violations established.
- Notify HOA when the irrigation water gets turned on.
- Thanks to ACC committee for quick response.

Meeting adjourned at 11:36.