

Alpine Meadows Homeowners Association

Annual Meeting Minutes

May 4, 2019

Meeting minutes approved at the
January 11, 2021 Annual Meeting.

Meeting began at 10:06 am.

Introduction of the Board of Directors:

- President--Brad Suter
- Vice-President--David Weldon [retiring]
- Vice-President--Eric Cox [sold property]
- ACCO Member--David Griffin [absent]
- ACCO Member--Rod Forsythe [absent]
- ACCO Member-- Amanda Irion
- Landscape Committee -- Amber Gregerson

Introduction of Heritage Property Management:

- Elizabeth Marvin

Members present: Nancy & Phil Mohler, Don & Sherma Miller, Brad & Cyndi Suter, Sharon Rodriguez, Bill & Tammy Poquette, Larry Combs, Amber Gregerson, Michael Chronister, Lars & Amanda Irion, Phyllis Simmons, Judy Schreiner, Judy Sealy, Nancy & Mike Fitzgerald, Jill Bystol, David Weldon, Orville & Grace Powers, Wade Grubbs, David & Adrienne Duff, Bob Kretschman and Bill Mills. 2 Proxies received. 22 properties were represented. Quorum was achieved.

Review and Approve minutes of 2018 Annual Meetings

- The landscape committee is still working on some projects
- Fence maintenance along Amber Way - will be discussed further later in the meeting.
- Report violations and maintenance concerns to HPM.
- Motion to approve the 2018 minutes/Second/Carried.

Old Business

- Discussion on the fence along the common area on Amber Way.
 - At the 2018 Annual Meeting it was voted that the HOA would maintain this fence.
 - The HOA will need to amend the Conditions, Covenants & Restrictions (CC&R's) to include the maintenance of the Amber Way fence. An affirmative vote of 67% of the homeowners will be necessary to make this change. The HOA is currently responsible to maintain the perimeter fence along 27 Road and H Road.
 - A ballot was sent out last year, however there was not enough information to gather appropriate votes. Suggestion that the wording be changed and a new ballot sent out for homeowners to vote.
 - There was a \$13,000 bid from Valley wide to replace the fence with vinyl, the cost seemed to be the main concern.
 - HPM has gathered additional bids from Taylor Fence (\$9,000 for wood, \$15,000 for vinyl and \$18,000 for Ashland)
 - Comment that a wood fence will need maintenance and will also need a gravel border to keep the weeds away from the base of the fence.

- The understanding at the 2018 meeting seemed to be that the HOA would maintain the fence. Does the fence really need to be replaced at this point?
- The question would be how the HOA wants to maintain this fence (paint and repair vs replace)
- The Board will draft and send out a revised ballot to homeowners. The revised ballot will indicate that the HOA will be responsible to maintain this fence.
- Suggestion that if the amendment is passed the Board could form a fence committee to evaluate the fence and gather necessary bids.
- Question if the individual homeowners would have any say in what the HOA did for the fence. The matter would need to be decided by the Board and the Architectural Control Committee in conjunction with the homeowners.
- If the fence amendment fails, the HOA will address with these homeowners that they need to maintain the fences in this area.
- Discussion on drainage issues.
 - Drainage in the area along Amber Way needs attention at some point as well.
 - The previous landscaper was maintaining this area.
 - A French drain may address this issue. The HOA had a quote for this several years ago.
 - Comment that the drain near 778 Jordanna never seems to be maintained. This may be part of the HOA's system as well. This issue will be addressed with the landscape company.

New Business

- The HOA has hired a new landscaping company as Corona Landscaping has sold. Peaceful Valley will be in the HOA to maintain the common areas.
- They cleaned up H Road and 27 Road, however with the rain some of the weeds are back. They will need to go back over this area.
- The irrigation pump will need some repairs this season. Brad will be working to have the issues addressed.
- Comment that the entrances to the community are beautiful.
- The Landscape Committee will be addressing the round-about in Jasmine. However additional volunteers will be necessary.

2019 Budget

- Question on what shape the irrigation system is in - currently seems to be in good shape however it is aging.
- To date the HOA has addressed issues as they come up.
- The proposed budget shows an excess of \$2,220 for this year.
- The HOA currently has approximately \$21,900 in the bank.
- No increase in HOA dues for this year.
- Comment that the HOA does have funds for special projects.
- Question about adding a line item for the Amber Way fence. The HOA will need to gather votes before moving forward on adding a line item to the budget.
- Motion to approve the budget as written. M/S/C - none opposed.

Nomination and Election of Board Members

- Eric Cox has sold his property
- David Weldon is stepping down and has his house on the market
- Brad Suter will continue until August
- The floor was opened for nominations

- Wade Grubbs, Judy Schreiner and Mike Fitzgerald volunteered to serve
- Motion to accept this slate of directors. M/S/C - none opposed
- The new Board will need to exchange information sometime next week.

The meeting adjourned at 11:12 am

Minutes taken by
Elizabeth Marvin
Heritage Property Management