

Alpine Village Homeowners Association  
Annual Meeting Minutes  
February 15, 2018

Meeting called to order at 6:00 pm.

Introduction of the Board of Directors

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

Introduction of Heritage Property Management

David Caldwell & Hilary Schwartz

Members present

- Dick Truitt, Sheila Schmitz, Pat Kimbrell, Randy Miller, Ginny & Stan Citko, Bonnie O'Hara, and JoAnn Dekleva. Stewart & Linda Withem served as proxy for Owen O'Fallon (2 properties).
- 4 proxies were received from Dixie Hunt, Marie Brooks, Phillip Pe'a, and Chandra Barboe.
- Quorum was achieved. [13 units represented]

Minutes of 2017 Annual Meeting

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

Old/Unfinished business

- The perimeter fence was unable to be assessed last year and is still in need of repairs or to be replaced. HPM will assist with obtaining three bids for the Board to review.

New business

- Members voiced concerns about vehicles 'for sale' being parked along the shoulder on H Road. Several members stated these vehicles make it difficult to see oncoming traffic when turning out of the subdivision. HPM will contact the city to see how this issue can get resolved.
- Randy Miller reported the common driveways (Tract A, B & C) will need to be repaired in the future and suggested getting a few bids, so the Association can budget appropriately. HPM will assist Board with obtaining bids.
- Landscape maintenance was discussed at length.
  - HPM received an email from Chandra Barboe requesting the neighborhood yard service be disbanded and each individual homeowner would be responsible for servicing their own property to help lower Association dues. HPM voiced Mrs. Barboe's request at the meeting.
    - Per the CC&Rs, Article II, Section 3, "the Association shall be responsible for maintenance of all exterior landscaping..." HPM explained if members wanted to disband the neighborhood yard service an amendment would have to be written, approved by the majority of the homeowners, and recorded with the Clerk & Records Office.
    - Members voiced they would not like to disband the yard services at this time.
  - Several homeowners relayed concerns they had with the service U.S. Lawns provided.
    - Grass was left too long, inconsistent mowing schedule, debris from mowing was not being cleaned up, bushes were not trimmed properly, etc.
    - Several members reported their irrigation systems were not shut down properly, which caused damage and need for repair as well.
  - Members stated they would like to look at other contractors for the 2018 landscape and irrigation season. HPM assisted the Board with obtaining bids from a number of contractors before the

meeting (Bookcliff Gardens, Peaceful Valley, Corona Lawn Care, Maple Leaf and Liqui-Green) and these bids were presented to all members present.

- Members narrowed the contracts down to Bookcliff Gardens and Peaceful Valley. Both contractors would provide similar services.
  - Peaceful Valley's contract would be \$6,735.00 for the 2018 season.
  - Bookcliff Gardens contract would be \$9,175.00 for the 2018 season.
- Randy Miller stated he has worked with Bookcliff Gardens in the past and they are a well established company in the Grand Valley. He also stated the Association could potentially get replacement shrubs/trees for a better price, since they are a nursery as well.
- Several members voiced concerns with the cost of Bookcliff Gardens, since it is \$2,708.00 more than the last contractor and no one wants to see a dues increase.
- After reviewing the 2018 budget, members determined there was enough money in reserves to help cover the additional cost for Bookcliff Gardens. Motion was made to accept Bookcliff Gardens contract for the 2018 season. M/S/C
- 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 Bookcliff Gardens 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.

#### Presentation and discussion of proposed 2018 Budget

- Members requested Bookcliff Gardens contracted amount be put into the Grounds Maintenance - Contracted line item.
- Members agreed there would be no dues increase at this time.
- Motion made to approve the amended budget with the corrections mentioned above. M/S/C Amended budget will be posted on the website.

#### Nominations and election of Board Members

- Bonnie O'Hara stated she would be stepping down. Alpine Village would like to THANK YOU for all of your hard work over the past years!
- Dick Truitt stated he would like to step down as the President, but would like to be a member at large.
- Sheila Schmitz stated she was interested in continuing on the Board.
- Randy Miller self-nominated.
- Stan Citko was nominated, but respectfully declined.
- Motion to accept slate of candidates as presented. M/S/C HPM will send updated contact information out to all Board Members.

Meeting adjourned at 7:05 pm.

Minutes taken by:

Hilary Schwartz

Heritage Property Management