

Alpine Village Homeowners Association

Annual Meeting Minutes

February 11, 2020

Meeting called to order at 6:01 pm.

Introduction of the Board of Directors:

President: Sheila Schmitz

Vice President:

Board Member:

Introduction of Heritage Property Management:

David Caldwell & Elizabeth Marvin

Members present:

- Anne Worley, Kate Hall, Carrie Baker, Philip Pea, Sheila Schmitz, Pat Kimbrell, Bonnie O'Hara, Owen O'Fallon & Amy Nuernberg (2 properties), and Larry Kempton.
- 2 proxies were received
- Quorum was achieved. [12 units represented]

Craig from Peaceful Valley Landscaping and Irrigation:

- Comment that they are better than the last vendor.
- PV trims the shrubs 3x per year
- Tree trimming will need to be addressed by a separate vendor, however Craig is a certified arborist and can offer advice.
- Comment that this HOA is unique in that each owner owns their own yard and can choose how often to water, even though the HOA maintains the landscaping.
- Comment that over the years the turn on and off of the systems have caused significant issues. Many of the individual systems are aging and may need to be addressed by the individual owner for repairs/replacement. Craig will be onsite to closely supervise the turn on in the Spring.
- Craig is scheduled to spend a few hours on 2 separate days to discuss any issues with individual owners as well as the Board Members. These dates are Thursday, March 5th from 4:30 pm to 6:30 pm and Saturday, March 7th from 10:00 am to 12:00 pm.
- RDR provides the backflow testing service. His contact information is available for questions.
- Comment that it may be easier if the HOA would have a cap dollar amount for repairs vs contacting each individual owner for authorization on repairs.
- Some areas need a better watering schedule. Craig will work with these individual owners.
- Craig mentioned that there is currently an epidemic for bugs in the area. The HOA will need to consider how to address these issues pro-actively for the perimeter trees. Elm bugs can be sprayed and the pine trees should be deep-root injected to prevent other bugs. PV would also include nitrogen which is a fertilizer during the application. Approximately \$20/tree.

Minutes of 2019 Annual Meeting:

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

Old/Unfinished business:

- Question about the current balance on the HOA's loan. Karen will provide this information to the Board members.
- Comment that once the loan is re-paid the HOA should start maintaining the shrubs and trees.

- Question on the plan for the dead shrubs around the perimeter. They should be removed and replaced. This will be discussed with Craig on the walk-through of the property.
- PV has a crew that can assist with landscaping and irrigation items as needed.
- Discussion on who maintains the trees - HOA vs individual owner. In the past individual owners have maintained the trees located on their property.
- Most landscape companies are not insured to trim trees over 10 feet tall.

New business:

- Shelia provided copies of the Rules and Regulations to owners who wanted or did not have a copy. These are also posted online at www.hpmgj.com along with the other HOA documents.

Presentation and discussion of proposed 2020 Budget:

- Question on Grounds Maintenance being over budget. This is due to a delayed invoice from Bookcliff Gardens. The work was performed in 2018, however the invoice was not paid until 2019 as reflected in the 2019 Actual.
- Comment that some extra payments should be applied to the HOA's loan if the budget allows.
- Motion to approve the 2020 budget as presented (with additional information about the loan provided to the Board). M/S/C. All in favor - none opposed. HPM will post the approved budget to the website.

Nominations and election of Board Members:

- All current Board members are willing to continue.
- Owen comments that he will continue, but would also make his space available if anyone wanted it.
- Floor opened for nomination.
- Carrie Baker nominated by Owen.
- Larry Kempton and Shelia Schmitz nominated to continue by Owen.
- Floor closed for nominations.
- All in favor of the slate of directors - Shelia, Larry and Carrie. None opposed.
- Board will meet as needed to discuss positions as well as how to address the items that were brought up during this meeting.

Meeting adjourned at 6:41 pm.

Minutes taken by:

Elizabeth Marvin

Heritage Property Management