

## ALPINE VILLAGE 2007 MEETING MINUTES HERITAGE PROPERTY & HOA MANAGEMENT, LLC

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In attendance:

Randy Miller, John and JoAnn Deklava, Bonnie O'Hara, Garye Madison, Anita Johnson, Dick Truitt and Tracey Heritage (Property Manager). Larry Kempton, Ed Kenney, Hank Kimbrell, Bryan and Chandra Barboe and Owen O'Fallon by Proxy. Marcos from Busy Beaver Landscaping was also in attendance.

Randy Miller, President, called the meeting to order at 6:00 pm. A quorum was recognized with 11 units represented in person and by proxies.

Marcos from Busy Beaver Landscaping presented his proposed contract for 2007. He is anticipating a through Spring clean-up to take place in the next few weeks, and will also do a fall clean-up. The water at the perimeter was discussed; Owners are watering as the system doesn't supply water there. Marcos will check, but thinks there is only one zone valve for that area. The system along H Road might benefit from the addition of a drip system. Marcos will create as soon as the ground dries more thoroughly, early March. Marcos was asked if the mowing patterns could be changed each time as the grass in some areas is merely pushed down. Marcos said that it's difficult because of the small size of the lawns, but he will address it with his crew. Water will be on sometime in April. Fertilization of the grounds is done 5 times per year, with the first pre-emergent scheduled for early March.

AAA Landscaping will be hired again to do the big Spring grounds trimming/pruning/removals. It was requested that this service be scheduled after March 12 as some Owners will be out-of-town before then.

The 2007 proposed budget was reviewed. Tracey Heritage went through each line item. After review, the Proposed budget was approved and accepted.

It was clarified that the Association will begin to pay for the Backflow Prevention Tests for all homes, but that any repairs or replacement parts will be paid for by the individual Owners.

Randy Miller resigned as President and Dick Truitt of 796 1/2 Josilyn Court was elected President. JoAnn Deklava, Vice President and Bonnie O'Hara, Treasurer remained on the Board.

Plans for a new property on the vacant lot were presented to the Board. The Property Manager was asked to submit the plans to the HOA's attorney for review and approval.

The Owners thanked Gary & Helen Madison for the volunteer snow removal this season. Owners will volunteer to add some annual flowers to the front entrance beds again this year.

The Meeting was adjourned at 6:50 pm.

Respectfully submitted by Tracey Heritage, Heritage Property Management