

Alpine Village Homeowners Association

Minutes of the 2008 ANNUAL MEETING

Held Thursday, March 13, 2008 at the Heritage Property Management Office

The meeting was called to order at 6:10 pm. Eleven properties were represented in person or by proxy which constituted a Quorum.

The minutes from the 2007 Annual Meeting were reviewed and approved without changes.

The proposed 2008 Budget was presented by Tracey Heritage of Heritage Property Management. An annual dues increase of \$100 (to \$600 from \$500) was discussed. The membership present felt that the non-payment of dues by even one owner causes a hardship on the whole membership. Tracey advised that a lien was in place against one unpaid property.

The Ute water expense was reviewed. Actual 2006 expense was \$499.85. The 2007 budgeted amount was \$500.00. The actual expense last year was \$ 827.00. The membership felt there might be a leak that needs to be repaired. Marcus, contracted landscaper, will be asked to watch for signs of a leak. We will also check gallon use by month when the irrigation system is back on.

Marcus will be asked to prepare a diagram of the irrigation system; the two controls located inside homes should be relocated but the cost was considered prohibitive at this time.

The services of AAA Landscaping were approved for late March to do general shrubbery pruning that is not a part of the Bust Beaver contract.

The green fences (President Dick Moore said there were 42 80" sections) will be painted this year. Dick volunteered to head a group of volunteers if the Association would purchase the paint. It was estimated that the paint would be \$250.00. This amount was added to the 2008 budget.

Individual Owners landscaping in progress was reviewed. The approval to revamp the yard was given with a 2 year completion deadline. The Owner has another year to complete so no HOA action will be taken until that time. Dick will contact them to see how they are progressing.

The new home is nearing completion. Dues will be pro-rated for the year to the date the certificate of occupancy is granted.

Two members expressed interest in using organic fertilization products on the grounds. It wasn't known if this was an option for a community association. The legality and cost of this will be researched for next year. Also, the membership would like to solicit competitive bids for grounds care in 2009.

The membership voted to decline the \$100 per year increase and instead opted for a \$50 per year increase. The budget then passed with changes indicated.

There being no further business, the meeting was adjourned at 7:20 pm.

Respectfully submitted,

Tracey Heritage, Agent for Alpine Village HOA