

**Alpine Village Homeowner Association**

**Minutes of the 2011 Annual Meeting**

**January 11, 2011 \* 6pm \* Heritage Property Management**

President Dick Truitt called the meeting to order at 6:05pm. A quorum was established with eight properties represented either in person or by proxy.

The new owner of Heritage Property Management, Debi Caldwell, was introduced.

The minutes of the 2010 annual meeting were approved as submitted.

The proposed budget for 2011 was presented. It was noted that the Ute Water expenses for 2010 were much lower than in 2009. A leak had been discovered and repaired in 2009 but the reduction in cost seemed drastic. Therefore the budgeted amount will remain the same in the event Ute Water bills back for estimated expense, based on traditional usage. A lien will be placed on the one property that is delinquent in paying the 2010 dues. The membership also voted to require the xeroscaped property to pay the full dues amount since all other property owners pay the same regardless of the size of the lawns.

**The membership present voted to increase the annual dues to \$735.00 to cover anticipated expenses.** The budget was approved as submitted.

The contract for High Performance Lawn Care was accepted for 2011 at the same price as 2010. They will be contacted concerning shaping of the shrubs, not trimming the shrubs while they are flowering and to limit lawn edging to every other week.

It was noted that, although the Association pays for the back flow prevention tests, the individual owners are responsible for reimbursement for any repairs and parts.

The State now requires all Homeowner Associations to register with the new Department of HOA Information Office and Resource Center. This must be done online with a cost of \$8.93, by March 1, 2011 and done annually.

President Dick Truitt signed all necessary forms to add Debi Caldwell as a signer on the bank accounts and to remove Tracey Heritage.

The same officers agreed to serve another year on the Board of Directors. They are Dick Truitt, Bonnie O'Hara and JoAnn Dekleva. They were thanked for their service.

There being no further business, the meeting was adjourned at 7:42pm.

Submitted by  
Linda Edwards  
Broker Associate  
Heritage Property Management