

**Alpine Village Homeowners Association  
Annual Meeting  
Monday, February 11, 2013**

**Minutes**

In attendance: Dick Truitt, John and JoAnn Dekleva, Bonnie O'Hara, Anita Johnson, Owen O'Fallon, Amy Nuernberg and Marie Brooks by proxy.

Dick Truitt, President called the meeting to order at 6:00 p.m. Dick introduced Debi Caldwell and David Caldwell, owners of Heritage Property Management and Lesly Adams, Office Manager.

Dick gave everyone a moment to look over the Minutes from the 2012 Annual Meeting and asked for any corrections or additions. There being none, it was moved, seconded and approved unanimously to accept the Minutes as presented.

The Budget was presented and opened for discussion.

All bills have been paid for 2012.

The Landscape Agreement was presented for signature. A homeowner complained that the yard had not been sprayed for fungus. This is not an item covered in the contract and is therefore the responsibility of the homeowner.

The \$566.00 under water was questioned. There may be a possible leak which needs to be looked into during Spring startups. The water usage normally runs in the \$250 range.

The line item Repair and maintenance for \$630 was questioned. The item is for backflow testing and is mandated by law.

A homeowner inquired as to whether or not it would be possible to send information via email to bring down the cost of mailing. It was agreed and the homeowner offered to acquire as many email address as possible to assist with this process.

The taxes/licenses line item was discussed. This item covers the Secretary of State, DORA and other licensures required by law.

It was moved and seconded to accept the Budget as presented with the caveat that the HOA would look into the possibility of a water leak and getting it repaired.

The Budget was approved unanimously.

There was no old business.

There was no new business.

A nomination for re-nomination and re-election of the current Board members by Acclamation was made from the floor. This was affirmed by all.

Dick thanked everyone for attending the meeting and it was adjourned.

Respectfully submitted,

Lesly Adams  
Office Manager  
Heritage Property Management