

# Alpine Meadows Homeowners Association

## Annual Meeting Minutes

April 30, 2016

Meeting called to order at 11:13am.

### Introduction of the Board of Directors

President: Rod Forsythe [present]

Vice President: Brad Suter [present]

### Introduction of Heritage Property Management team

David Caldwell

NOTE: Heritage Property Management has 2 licensed Community Association Managers.

### Members present

- Judy Schriener, Phyllis Simmons, David Weldon, Judy Sealy, Bob Kretschman, Amber & Sean Gregersen, Lisa Cox, Jerry Follett, Deedre Shear, Don Miller, Larry Combs, Cindy & Brad Suter, Rod Forsythe, Stacey & Claudia Burke, Darla Fortner, John & Carrie Ponikvar, Orville & Grace Powders, Scott Bristol, Joan & Sam Graziani, Mark Brassette, Vera Skinner, George & Sharon Pettit, Tammy & Bill Poquette, Michael Chronister, Diana & Philip Andrews, Wade & Natalie Grubbs, Marsha Fisher, Michael Neste, Nora & Richard Mowrer, Bill Mills
- 1 proxies were received.
- Quorum was achieved. [31 units represented]

### Discussion regarding hiring a management company instead of continuing to be self managed.

- Rod explained reason for hiring Heritage Property Management (HPM)
  - No volunteers were forthcoming to take on responsibility
- David C handed out a list of services that HPM provides and answered questions regarding those. [Postage, enforcement of covenants, monthly fees]

### Approve minutes of 2015 Annual Meeting

- Minutes were approved as written. M/S/C HPM will post these on the website.

### Presentation and discussion of proposed 2016 Budget

- Funds for landscaping committee are in the budget
- Questions about insurance, who pays bills, reserve funds
- Motion to increase dues by \$100 [from \$350 per year to \$450 per year] to offset the budget deficit. M/S/C
  - Motion to allow owners to split dues into 2 payments of \$225 each; due on June 1 and Sept 1. M/S/C
  - HPM will send a new statement reflecting this change.
- Motion to pass budget as amended with new dues amount. M/S/C

#### Old/Unfinished business

- Landscaping
  - Amber Gregerson spoke about upgrading the islands.
  - Amber, Corrie Ponkivar, and Darla Fortner are the landscaping committee
    - Kudos to Amber and Corrie for planting the flowers, taking care of the weeds, etc in the planters at the entrance signs on both H-Rd and 27 Rd. They did a super job!
  - Jasmine Court area is next on list to update--needed \$3-5K per space to have the landscapers improve the area over 4 years.
  - Bookcliff Gardens proposed to do design work for all shared spaces for \$600.
    - Landscape Committee requests approval to have that design work done.
    - Motion to not exceed \$1000 in design costs. M/S/C

#### New business

- Pump house/irrigation
  - Volunteer helpers
    - Jerry Follett, Larry Combs, Scott Bystol
  - George Pettit will look into and give an estimate to re-roof the pump house.
- Who to call with questions--HPM has a 24-hr answering service; they in turn notify HPM
- Increasing dues--addressed in Budget discussion
- ACCO--Rodney Forsythe was added to ensure at least 3 committee members are available to review improvements.

#### Nominations and election of Board Members

- Ken Schreiner has resigned [was previously president]; Rod Forsythe is at the end of his term. Brad Suter will continue to serve. 2 Board positions are open.
- Diana Andrews and Jerry Follett volunteered to serve as Board members.
- No other nominations or volunteers were forthcoming.
- Motion to accept the following as Board members: Brad Suter, Diana Andrews, Jerry Follett. M/S/C

Meeting adjourned and neighborhood BBQ was enjoyed by all.

Minutes transcribed by:

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Office Administrator

Heritage Property Management