Minutes of the Alpine Mountain HOA General Meeting

July 16, 2016

1. The meeting was called to order by President Tim Wagner at 9:05 AM

Board Members present: Tim Wagner, Neil King, Peg Barach, Bill Boyd, Arne Troelstra and Dave Morrison. Treasurer MaryAnne Eldridge was unable to attend due to a death in the family.

1. Financial Report (Neil King for MaryAnne Eldridge): The treasurer reported $93,256.06 of total income and $90,612.32 of expenditures, leaving a net income of $2,643.74. At this time, the balance in the HOA checkbook is $41,915.36
2. Audit Report (Neil King and Tim Wagner): Amount outstanding due the Association totaled 14,532.49.
3. State of the Mountain (Tim Wagner)

The increased effort to collect delinquent accounts and enforce covenants has resulted in increased compliance and fewer past due accounts. The gate that was installed at the entrance to the Cliffs has reduced traffic considerably.

Dave Morrison suggested that, while the dumpsters placed at the entrance to the neighborhood have proven very useful, we may need to increase the pickup frequency to weekly to avoid overfill. Also, he reminded residents to crush and flatten recyclables so that the recycle bin does not fill too quickly.

Resident Barbara Scott suggested that owners contact “Greenworks” or visit their website to recycle items such as Styrofoam, electronics, books, etc.

Road Committee (Neil King, Bill Boyd, Dave Morrison, Steve Brown, Paris Eldridge) traveled all community roads recently, marking repairs as 1 (urgent), 2 (medium priority), or 3 (lowest priority). They stressed that all the roads are in poor condition and, ideally, all repairs should be made as soon as possible in order to avoid more costly repairs in the future. In all, the committee marked 75 locations. All repairs (priorities 1, 2 and 3) will cost $54,000. This amount will entail a special assessment to all residents totaling $10,000. The committee also engaged the snow removal contractor to trim the growth along the sides of the road monthly during the spring and summer.

Gate (Neil King): The gate at the entrance to the Community is antiquated and will need to be replaced soon. There are currently no maintenance issues with the gate. He has a few transmitters available for purchase ($50 each) and each household will be limited to two transmitters.

Resident Barbara Scott asked that the road committee look at placing boulders or guardrails along the steeper parts of the road. President Tim Wagner agreed that the committee would take up the issue.

1. Election of Directors and Officers (Peggy Barach): There were 28 votes in favor of Neil King for Vice-President, 31 votes in favor of Peg Barach for Secretary, 28 votes in favor of Bill Boyd, 31 votes in favor of Dave Morrison, and 31 votes in favor of Arne Troelstra for Director. There was one write-in vote for Katherine Cross for Vice-President , one write-in vote for Dave Barach for Vice-President and one write-in vote for Tony Spainhour for Vice-President.
2. Budget Election Results (Peggy Barach): There were 16 votes for the lower dues ($993 lower neighborhood, $1,273 upper neighborhood) and 25 votes in favor of the higher dues ($1,100 lower neighborhood, $1,424 upper neighborhood). The higher dues carried.
3. The road maintenance budget for fiscal year 2016-17 was approved by a voice vote. The non-road budget for fiscal year 2016-17 was approved by a voice vote.
4. Open forum: Gerry Galbreath requested a variance which would reduce her lot sizes to below six acres due to her intention to deed-restrict a portion of a parcel to the HOA for a park. Tim Wagner agreed to consult our attorney, but asserted that the board does not have the authority to exempt or reduce individual assessments without a vote of the entire association.

He stated that the board would also have to agree to accept the arrangement, and it has not done so.

Dave Barach agreed to assist Katherine Cross in implementing a pilot project for the Firewise Program involving computer and smart phone resident alerts

The meeting was adjourned at 10:28 A.M.