

Alpine Acres Homeowners Association  
2018

*President – D. William Pettigrew*  
*Vice-President – Michael L. Powell*  
*Secretary – Marilyn Monson*  
*Treasurer – Tim Pratt*  
*Member at Large – Linda Bott*

Minutes of Annual Association Meeting

Date: April 16<sup>th</sup>, 7:00 pm, 2018

Salt Lake City County building – State Street & 2100 South  
North Building

**1. CALL TO ORDER**

- President Bill Pettigrew opened the meeting at 7:00 pm.

**2. ROLL CALL**

- All Board Members present.
- Association members in attendance representing a quorum Majority.

**3. PRESIDENT'S REPORT**

- Bill Pettigrew acknowledged deceased Alpine Acres members:
- Bob Sluder, Ray Frank, Don Stauffer, Beth White, Dartear Price
- Set forth meeting agenda.

**4. APPROVAL OF 2017 MINUTES**

- Marilyn Monson read 2017 minutes
- Motion to approve minutes by Kaye Manrique; seconded by Linda Florence; approved by majority voice

**5. UPPER WEBER RIVER MEETING**

- Bill Pettigrew and Mike McDonald attended. Mike reviewed meeting. Members approved.
- All members encouraged to attend upper Weber meeting. AA pays dues to belong, anybody welcome to attend.
- Financial report reviewed and approved
- Legal report from sheriff's office review
- Lieutenant Wilkenson's report: 4 burglaries in upper Weber area during 2017; 1 in Alpine Acres. Encouraged to report any burglaries. Addressed parking issues.
- Fire chief clarified that ours is a volunteer fire department, requested patience.
- Checked lock boxes, found problems with all the lock boxes. When

- emergency vehicles cannot get in, there's a major problem.
- Fire chief requested that weight limits be posted on bridges, to avoid serious problems.
  - Garbage collection fee addressed. Voted on by Summit County council.
  - Dump location improved. Continuing improvement to the landfill over several years
  - Working with All West to improve land line connections for members.
  - Lighting issues raised with complaints of light pollution on certain cabins.

## **6. FINANCIAL REPORT:**

- Tim Pratt (treasurer) presented the financial report.
  - Fiscal year moved to calendar year.
  - As of 01/01/17:
  - Total Assets: \$11,557 received \$6,300 in dues, plus all reported expenses of \$7,974 left a balance of \$9,883 as of 12/31/17
  - 2018 will be Tim's last year. He suggested Jennifer Star continue as bookkeeper to maintain continuity
  - Brian Metzgar made a motion to approve; seconded by Tim Price; motion passed without objection

## **7. New Business: Bill Pettigrew**

- Bill proposed a bulletin board on AA website for selling items
- Motion to approve: JoAnne McQueen; Alan Davies seconded; approved without objection

## **8. FIRE COUNCIL: Eric Sorensen, Fire council chairman presented goals:**

- Support alpine acres with reduction of fire hazards and fire risk
- Renew firewise designation
- Improve education going forward including: fire hazards, safe property fuel levels, 4<sup>th</sup> of July meeting guest speakers, hydrants, fire wagon, chipping, locks on gates for emergency vehicles
- Work with Summit County and forest service
- Address overgrown forest areas in community
- Fuel reduction risk – first, addressing flame length, making it less likely to reach really big trees, then reduce risk on ground surface
- Request to submit in-kind hours, great job this year
- Fill out date, equipment used, hours, thereby get opportunities for grants
- If you hire people to cut down trees, turn in all that time and money.
- Can update logs back 3 years

- Spray for Spruce, Pine, Alpine Fur beetle – contact Ken or Eric for information about who to contact
- Travis Rye comment: Spray during the cool months
- Preventative spray encouraged every year in the Spring

#### **9-Fire Council Presentation - Ken Ludwig – History:**

- Submitted grants, widened roads, plan on widening fuel break
- \$300,000 for grant for AAA to improve fire risk.
- Must have in-kind hours to spend the money. Should have it by the end of the year.
- A lot of overgrowth still in community; hope to have more controlled burns

#### **10. Travis Rey – Assistant**

- Contact information: 385-505-4030, tdwright@utah.gov
- Can acquire a largemetal basin for AA members which burns logs, to create a coal that when mixed with water turns into soil which helps with droughts and bugs
- Also have bio-char kilns available for people to use.
- Contact Travis to move it around. Four kilns available for entire northeast area.
- Bill suggested – having the fire wagon present when the bio-char kiln is in use

#### **11. SAFETY REPORT – MIKE POWELL**

- Completed a year and a half ago – River erosion project review
- State and county coming this year to do a general assessment, to make sure everything looks ok. Should be coming before close of season.
- Reviewed police reports, no problems with law enforcement activities.
- Emergency preparedness – on website, information pertaining to lot signs
- One question raised at upper Weber River meeting: Define lots. Suggestion: put up a hardened map at the start of each road.
- We completed project in conjunction with gates, emergency gates can now access properties. Ask Association members to help out.
- If notice one is open that should not be opened or has been knocked off, please let one of the board members know.
- Question about Mohican road – somebody cut off lock last year, pin was cut off, had trouble getting it off, need to have it more secure. Tim Pratt explained that gate is the lock for 75 properties, you can't lock somebody out of their property. Discussed in detail with group.

- Bill proposed the board compile list of all landowners on Mohican and contact all landowners on Mohican and inform them that AA will get a lock and inform everyone.
- Board to compose a letter to all the owners on Mohican as well as Skip and Michelle Green, Brent and Michelle Woodward, Botts, Pratts, both Franks both, Stoffers. All members will be given combination.
- Request for cabin right by sagebrush flats, to get a lockbox on gate
- Other suggestions:
  - Put on a chain that can be cut
  - Include Thousand Peaks ranch owners
- Mike McDonald was approached by Loren Moech; make me an offer for the land between him and the road. It becomes a liability for AA to not own ThousandPeaks roads.
- Motion to move forward to issue letter re: thousand peaks ranch roads by Tim Price; Eric Sorenson second; unanimous support
- Noted that roads have become narrower over the years. Board will be addressing widening the road for emergency vehicle access.
- Gate 1, 2,3, 9 and Mohican need to be widened. State and County want 16 feet available for emergency vehicles.

## **12. OPEN FORUM**

- Forest service firebreak discussed. Gardner's Fork and on forest service property
- Dogs running loose. Want dogs controlled. Dogs on leashes.
- Significant increase in bear population.

## **13. PICNIC**

- Gordy will direct
- Proposal for Picnic date: June 30th 2018
- Unanimous member approval

## **14. NEXT MEETING**

- Next proposed meeting date: April 15<sup>th</sup> 2019
- Same location: Salt Lake City County building – State Street & 2100 South

## **15. MEETING ADJOURNED**

- Bill Pettigrew proposed to change the meeting to Wednesday. Audience said no – in the bylaws.
- Motion to dismiss Bill; approved by audience voice