

Alpine Acres Homeowners Association

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

Minutes of Annual Association Meeting
Date: April 17th, 7:00 pm, 2017
Salt Lake City County Building – State Street & 2100 South

1. CALL TO ORDER

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

2. ROLL CALL

A. All Board Members present

B. Association members in attendance representing a quorum majority

3. PRESIDENT'S REPORT

A. Bill Pettigrew acknowledged deceased Alpine Acres members:

Alice Allred, Herb Traynor, Billie Timothy, Brent Staten, Hal Staten, Steve Pettigrew

B. Set forth agenda

4. APPROVAL OF 2016 MINUTES

A. Clayton Schrivner read 2016 minutes

B. Minutes approved by: Tim Pratt | Second by: Brad Timothy

5. UPPER WEBER RIVER MEETING

A. Bill Pettigrew in attendance and reviewed meeting

- Elk population highest ever recorded
- Cougar population has grown considerably
- Firearms cannot be discharged within 600 feet of dwellings
- Watershed representative addressed protecting the streambed
- John Bowers talked about a number of cars towed over New Year' Eve
 - a. Mike McDonald was reimbursed for the vehicles that were towed
 - b. Any who did not get reimbursed need to contact the County
 - c. Members can now park on the South side of the river
 - d. General discussion among members involved

Mike Powell: "The only way these situations are changed is when those that are impacted file a complaint, so call and report. In this situation, the county road crews called in and complained, that's where the action generated. Call the county and the Sherriff's office immediately for resolution in any circumstance needing intervention."

6. FINANCIAL REPORT

- A. Tim Pratt (treasurer) presented the financial report
 - Financial standing as of April 2016:
 - Total Assets: \$10,064,10
 - Income: \$8,500.00
 - Expenses: \$7,191.91
 - Ending: \$11,372.19
- B. Last year's financials reviewed and approved by unanimous consent
- C. Proposed budget approved by entire body
 - Details of financials and budget available upon request

7. NEW BUSINESS

- A. New CC&R's presented to members
- B. Presented by Tim Pratt
- C. Articles of Incorporation, Bylaws and Rules brought up to state code
- D. Entire review of AA property according to State Law
- E. Language changes to reflect current use of AA properties
- F. Audience: Question about reserves that may be required
- G. Tim Pratt: "As a board, we are allowed to do our own assessment of reserves, which allows some leeway and flexibility. If money is set aside as a reserve, it can only be used for previously stated reasons."
- H. Motion to approve new CC&R's by Gayle Blamires
- I. Second by Jim Bringhurst

8. AUDIENCE DISCUSSION

- A. Appreciation expressed for updating the CC&R's
- B. Question about non-dues-paying AA owners
 - How to increase memberships?
- C. Motion to send flyer to all cabins in AA to inform them of membership benefits
 - Supported by unanimous vote
- D. Members requested magnesium chloride used last year for the road
 - Proven advantages discussed with unanimous agreement.

9. UNFINISHED BUSINESS

- A. Gates: Two gates in poor shape, three-repaired last year
 - Weather obstructed gate completion
 - Crew will return and complete this year
- B. Audience: Mohican needs to be replaced
- C. Motion to review Mohican gate – Bill Pettigrew
- D. Seconded: Linda Florence
- E. Audience comment: Gates too tall need to be lowered because of ATV access
 - Bill Pettigrew explained winter conditions necessitated raising height
 - suggestion to lower height by adding AA artistic metal piece welded to top bar and hanging down
 - board to review and implement with unanimous approval

10. FIRE COUNCIL

- A. Mike McDonald (standing in place for Bob Sluder) gave the report
 - “Bob Sluder had a massive heart attack last Friday. Please remember him in your thoughts and prayers.”
- B. Fire last year:
 - Started at Smith Morehouse
 - Controlled burn with monitoring
 - Information meetings held in Oakley
 - Fire slowly burned out
 - Spruce beetle contributed dead fuel; keep your properties clean, do a fire assessment, reduce slash
 - Bristle cone pine is resistant to any beetles, so is highly recommended for replanting
- C. Fire council will come and offer a free fire-safety assessment of AA property
- D. Chipping
 - When chipping is announced, please pile the limbs with the ends of the limbs out towards the road
 - The easier you make it for the chipping crew, the quicker it will go
- F. Emergency access to all AA gates emphasized with discussion
- G. Fire Reporting
 - call Bryce Boyer 435-336-3600
 - hit prompt one to dispatch the call, referred to as code red
- H. Rick Osquethorpe: Pump doesn't work. Need a new fire pump
 - The board will request a bid quote to replace the pump this summer 2017

11. SUMMIT COUNTY LANDFILL PRESENTATION

- A. Tim Loveday: 25 years in landfills expertise
- B. Committed to build new landfill (\$750,000) on Weber landfill site.
- C. Weber site is “an absolute disaster.”
- D. Need to pay the fee in the recent bill that has been resent, the language used was incorrect, but the fee is necessary to fund improvement
- E. Questions: Contact Tom Fisher from the Summit website
- F. Do not take construction, demolition, appliances etc. to the dump
- G. Small objects like chairs can go in the appropriate containers

12. SAFETY

- A. Report: Mike Powell
- B. Information from the Sherriff's office:
 - If something is occurring, don't hesitate to call, if something is amiss, stolen etc.
 - The frequency of calls will increase surveillance
 - They have new off-road vehicles, perfect for use in AA
 - Lot signs are not on every lot; these are needed to help emergency personnel get to AA property
 - Board to assess and address issue with member support
 - Send email to alpineacres.us

13. OPEN FORUM

- A. Audience discussion about gate locks
 - People on each road need to agree on locks on gate
 - Need for a gatekeeper
 - Rick Osquethorpe: historically the following found on each gate: Fire Lock, Power Company lock, private lock

14. PICNIC

- A. Gordy will direct
- B. Proposal for Picnic date: July 1st 2017 – 1:00 pm
- C. Unanimous member approval

15. BOARD CHANGE

- A. Released with gratitude: Clayton Schrivner as secretary
- B. Linda Bott recommended as new board member at large
- C. Seconded by Rick Osquethorpe
- D. Approved by unanimous vote

16. NEXT MEETING

- A. Next proposed meeting date: April 16th 2018
- B. Same location: Salt Lake City County building – State Street & 2100 South

17. MEETING ADJOURNED

- A. Bill Pettigrew at 9:05 pm