

**Alpine Lakes Ranch POA Board of Directors Meeting
Thursday, November 21, 2024 at 3:00 pm
Via Zoom**

Minutes- in RED

Call To Order at 3:00 pm

- Fran called the meeting to order at 3:02 pm.
- All Board members were present.
- Zoom meeting attendees: Morgan Scott, Lydia Sanchez, Craig Handzlik.

Proof of Meeting Notification

- Email notification with Agenda sent on Nov 15.

President's Report/Topics

- Approval of October 17, 2024 Board Meeting Minutes
- Fran called for a motion to approve the October minutes. There was one change-the original minutes called for a 4 pm start of the November Board meeting, but that start time was later changed to 3 pm.
- Gary put forward the motion to approve the minutes and Christi seconded the motion.
- The October minutes were approved by the Board.
- Update on Proposed 2025 Annual Assessment Increase
- The annual assessment increase was approved with 80% of the returned ballots in favor of the increase.
- The 2025 assessment invoices will reflect a 12% (\$120) increase per lot. The increase is indexed to the prior base assessment of \$1000. Short term rental fees are not affected by the 12% annual increase and will remain at \$350 per season.

- Morgan Scott asked what % of property owners voted? Fran answered that the count was over 50% of owners.
- Update on Owners' Preferred Method of Communication with the Board
- We will update the databases with the communication preferences that were returned to us.
- If no preference was defined, we will default to email.
- We will only hard copy mail important documents.
- POA Attorney Update
- The Ranch attorney of record is now the Assistant DA for Archuleta County and will no longer be serving private clients.
- He has provided a reference for 2 attorneys. Fran will follow up with exploratory phone calls to each.
- Since we do not have any open legal issues, we will not contract (or pay a retainer) with a new attorney at this time.
- Welcome Packet for New Property Owners
- Fran has been gathering documents and links to include in the packet. In addition to details about the Ranch, she is also including things like the Jim Smith booklet, coupons from the Chamber of Commerce, etc.
- Fran will hand deliver the packet to new owners.
- Lydia Sanchez asked if existing owners can also get a packet. The answer is "Yes!". Please email Fran at alrpoapres24@yahoo.com if you want one.
- Sharon suggested that we include Best Practices in Ranch Water Management.
- Laurie pointed out that there used to be a Welcome Committee and asked if there was interest in starting

another one. It was agreed that it's a good idea and we will put out a call for committee volunteers.

Vice President's Report/Topics

- Nothing New to Report
- Shannon asked if the remaining road signs have been installed yet. The answer was “no” but that Christi was going to try to get help this weekend to install them. Shannon suggested that Tom Porter can help.
- The Roads Committee has not yet met to evaluate which Ranch roads might need gravel/material to help with slippery conditions this winter.
- Christi is going to try to schedule a meeting in early December.

Secretary's Report

- Update of Property Sales
- There have been 12 sales so far this year, with 2 more under contract.
- Update of Resources for Snow Management
- Sharon Dickson sent out an update of the Snow Management facts that changed some of the resources available for home plowing.
- Shannon Sheldon let the Board know that NexGen will no longer provide plowing for driveways. They will refer any requests to Colorado Specialities. Sharon will send out their contact information in another Snow Management update.
- Contact Information for Hunting Trespassers
Archuleta County Sheriff 970-731-2160
- Process of Submission for New Ranch Improvement Projects
- We continue to collect suggestions for repairs/improvements to Ranch managed properties.

Sharon is keeping a spreadsheet and we will prioritize projects.

- Many of the Ranch subdivision entry gates are damaged and the signs are cracked and faded. Sharon and Shannon will survey them and provide an update in the January Board meeting.

Treasurer's Report

- Nothing New to Report
- Laurie asked if the Board needs to approve expenses. Gary will check the governing documents to see if it's a requirement.

Directors-at-Large Reports

Grazing: Laurie White

- Summary of Grazing Season
- The 2024 grazing season began on May 16th and ended on Oct 20th.
- The rotation schedules were:
 - Elk Ridge 41 days
 - Ponderosa Hills 54 days
 - Coyote Park 46 days
 - Alpine Meadows 41 days; a small herd of renegade yearlings remained for an additional 30 days.
- Laurie is meeting with the ranchers the second week in December to wrap up the season, discuss any concerns, calculate total grazing revenues and collect payments for the year.
- Laurie is in the process of sending out grazing leases to new property owners. If you have purchased property in the past 4-6 months and have not yet

received a grazing lease to sign, please email her at alrpoagrazing@gmail.com.

- Existing grazing leases are valid through December 2026.

Roads: Shannon Sheldon

- Nothing New to Report
- Shannon commented that the entry gate posts are old and might need replacement, not just repainting. We will check on their structural integrity.
- Shannon has ideas about entry signs and will share with the Board after further research.

Architecture: Christa Henderson

- Nothing New to Report

Partners

WATCO: Nothing New to Report

DITCH: Nothing New to Report

Old Business:

1. Database Synchronization

- Sharon and Gary met to compare databases. We were synchronized and agreed that we will continue to share any updates.
- Fran commented that we need to review the roster that Cornerstone uses.

2. Website

- Sharon has not been able to meet with a website resource but will continue to try to schedule a

meeting. If unsuccessful, we will investigate an alternative resource.

New Business:

Adjourn

- Motion to adjourn brought forward by Christi, with a second by Sharon
- Adjourned at 4:15 pm

Q&A

- There were no questions.