

**Alpine Lakes Ranch POA Board of Directors Meeting  
Thursday, October 17, 2024 at 5:30 pm  
Via Zoom**

Minutes (in RED)

Call To Order at 5:30pm

Fran Cubberley called the meeting to order at 5:30 pm.

Proof of Meeting Notification

Meeting notification was sent via email on 10/4 and 10/15.

Board Attendees: Fran Cubberley, Christi Hester, Gary Cuffin, Christa Henderson, Sharon Dickson, Shannon Sheldon.

Laurie White was on vacation.

Property Owner Attendees via Zoom: Karen Price, Lydia Sanchez, Ron Sanchez, Al Northrop, Karen Northrop.

President's Report/Topics

1. Approval of September 19, 2024, Board Meeting Minutes

Fran Cubberley called for a motion to approve the September Board meeting minutes. Christi Henderson raised the motion and Shannon seconded the motion. The Board approved the minutes with no dissent.

2. Volunteer Waiver of Liability Form

We have received the volunteer waiver from the Ranch attorney. It should be used when using volunteer labor on Ranch projects approved by the Board. The waiver is available by emailing Sharon Dickson at [alrpoasecty@gmail.com](mailto:alrpoasecty@gmail.com).

3. Status of Bull Elk Repair Project

The repair of the culvert area on Bull Elk Place as approved by the Board is complete. There was some additional clean-up needed of the ditches beyond the original project scope that will help prevent debris cascades in the area.

Fran Cubberley called for a motion to expand the work to include ditch clean-up. This brings the total payment to Underground Obstacles to \$28K vs the original \$25K.

Shannon Shelby raised the motion and Christa Henderson seconded the motion. The Board approved the motion with no dissent.



Bull Elk Culvert Before Repair

Bull Elk Culvert After Repair

#### 4. Wildfire Adapted Partnership Update

Fran Cubberley is the Ranch Ambassador to the Wildfire Adaptive Partnership program. The group has received 100 requests for fire mitigation evaluation/grants, with 60 properties choosing to mitigate. 3 of those were in Alpine Lakes Ranch! It's important to build a defensible space around structures to reduce fire risk.

Grant monies will continue to be available in 2025.

Please go to [www.wildfireadaptive.org](http://www.wildfireadaptive.org) for grant information and to sign up for eNews communication.

#### 5. Fire on the Ranch

There was a small fire on the ranch on an STR property. The renters neglected to shut down the propane on an external device. It ignited and there was an outside fire that also damaged an inside wall and ceiling.

**Please continue to be rigorous in the management of all fire sources.**

#### 6. Communication to Property Owners about Water Conservation (ALR and WATCO)

Our water system is not large enough to be used for large-scale watering projects. Per the communication sent by Fran Cubberley and Greg Dickson (WATCO President), if you have a project that requires a large volume of water like tree watering or construction use, please haul that water.

#### 7. Mailing to Property Owners Regarding Proposed Increase in Annual Assessment and Preferred Contact Information

The ballots are being prepared for a vote on a 12% (\$120) increase of the ALR assessments. Cornerstone, our accounting firm, will mail the ballots for the increase along with a questionnaire as to the best contact mechanism for owners.

#### Vice President's Report/Topics

- Nothing new to report

#### Secretary's Report

##### 1. Resident Vehicle Stickers Distributed

Sharon Dickson is delivering resident stickers. Apologies if someone has been missed. There is no end date in receiving them, so please contact [alrpoasecty@gmail.com](mailto:alrpoasecty@gmail.com) if you plan to park on ranch roads and still need stickers.

#### Treasurer's Report

- Nothing new to report

### **Directors-at-Large Reports**

#### Grazing: Laurie White

- Nothing new to report

#### Roads: Shannon Sheldon and Christi Hester

1. New Road Signs Received; Installation Process Started
2. Waiting for Bids for Cleaning/Maintenance

We are evaluating vendors for prioritized clean-up of blocked culverts that will negatively impact our roads.

Christi Hester is collecting bids (minimally 3). The average price for "blowing out" culverts is \$1000.

The culverts along CR359 are in the worst shape and it is the responsibility of ALR to maintain these culverts.

However, if a culvert is blocked on a driveway, it is the property owner's responsibility to clear it.

### 3. Roads Committee meeting to be Scheduled

#### Architecture: Christa Henderson

1. A new request was made by an individual who will be closing on a property soon to have a shipping container on site during the building process for storage of construction equipment.

After discussion, the Board is in support of a 2 year temporary placement of a shipping container. If needed, an extension will be considered by the Board.

There will be proactive monitoring to ensure that the shipping container is not a permanent structure.

The Board approved with no dissent.

#### Partners

WATCO: Nothing new to report

DITCH: Nothing new to report

#### Old Business:

#### New Business:

Sharon Dickson asked that we revise the Welcome Packet. Fran Cubberley will take the lead to update it.

Any suggestions for the Welcome Packet contents, either from Board members or property owners should be submitted to Fran by October 31, 2024 (alrpoapres24@yahoo.com).

## **Adjourn**

The meeting was adjured at 6:30pm

The next Board meeting is on Nov.21 at 4 pm.

## **Q&A**

Lydia Sanchez asked for clarification of the fire on the ranch. Fran Cubberley explained the details (see above).