

**Alpine Meadows Improvement and Service District
Monthly Meeting
August 8, 2016**

Item I: Meeting Called to Order:

The monthly meeting of the Alpine Meadows Improvement and Service District (ISD) Board of Directors was called to order at 11:32 p.m. MDT by Mike Halpin on Monday, August 8, 2016 at the Meridian Group offices located at 330 North Glenwood in Jackson, Wyoming. Directors Mike Halpin, Laura Ladd, Jane Chapman, Bill Wotkins, and Amy Simkin all attended in person. Lisa Paddleford was present to take the meeting minutes.

Item II: Formal Approval of 6/23/16 and 7/08/16 Meeting Minutes:

Bill made a motion to adopt both sets of meeting minutes as presented. Amy seconded the motion and the meeting minutes were unanimously approved.

Item III: Review Bids:

None.

Item V: Claims Approved:

Amy made a motion to approve the claims totaling \$4,665.83, which Bill seconded and the Board unanimously approved.

Item VI: Claims Rejected:

None.

Item VII: Agenda Matters:

- Review of Budget-to-Actual and Monthly Cash Flow Reports
Jane noted a payment was received from Lincoln County; both reports looked fine.

Laura asked if the July 2015 – June 2016 budget-to-actual report had been completed. Lisa generated the report for the Board's review; Laura was encouraged that the Board came in \$5,000 under the approved budget for last year.

- Review of July 2016 Bank Statements and Reconciliations
Jane noted cleared checks were for items approved for payment last month. In addition to interest, the account was credited with payments from Lincoln County and Habitat for Humanity (review and compliance deposits). Funds from the money market account was transferred into the reserve account.
- ARC Review July 2016
Lisa recounted the five (5) hours she spent on ARC reviews during July, which included plan reviews for Lots 2, 3 and 68, coordination for final site visits to Lots 135 and 164, and follow-up on Lots 44, 113 and 117.
- Alleged CCR Violations Against Homeowner
After hearing from two individuals who were asked to investigate the complaints, the Board could not make any findings that the homeowner in question had violated the CCRs. Laura believes property owners should try to work out their differences among themselves before the Board considers getting involved. Board members agreed with Bill's suggestion to have Lisa draft a letter stating their findings and suggest the owners meet to work out a suitable solution among themselves.
- Review Language for Recreational Vehicle (RV) Parking Allowances
Amy and Bill approved the language Lisa drafted. After some discussion, the Board members agreed to use that proposed language in the amendment.

Mike asked Lisa to review the Delegation Agreement to determine whether the AMISD Board had the authority to amend the CCRs or if that authority still remained with the AMPOA Board. Lisa will also research what steps the Board needs to take in order to bring the proposed amendment to a vote.

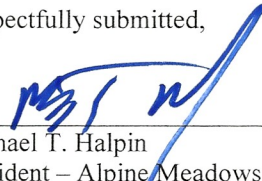
Item IX: Other Matters Discussed and Action Taken, If Any:

- Lisa's Report on Visit to AMS
Landscaping at the entrance is much improved and looks very nice. She did observe that lawns of 2-3 homes were very dried out while she toured the subdivision with Casey Erickson, the mowing contractor. The areas that have been mowed look nice, mowing the entire subdivision will make a big difference in aesthetics and reducing fire danger.
- Update on Annexation Inquiry from TOA
Bill has not heard back from Kennis after he requested the Town provide a list of benefits the residents and property owners could expect from annexing into the Town. The Board agreed that lower water rates and having the Town take over the roads (eliminating snow removal and maintenance/repair costs) would be very attractive to property owners. Laura reminded the Board the Town has an obligation to the AMS property owners and certain state entities (which provided grants and loans to the Town to purchase North Star Utility) to pursue annexation. Bill will again reach out to the Mayor with another request for the information; if no response by next month's meeting, Laura suggested the Board draft a letter to the Mayor (copying the State Land and Investment Board, Wyoming Business Council, and Public Service Commission) which notes the Town's lack of response to the Board's request for information regarding annexation.
- The next monthly meeting of the AMISD board of directors will take place on Thursday, September 8, 2016 at 12:00 noon MDT.

Item X: Adjournment:

With no further business to discuss, the meeting was adjourned at 12:02 p.m. MDT.

Respectfully submitted,



Michael T. Halpin
President – Alpine Meadows ISD Board of Directors



Jane Chapman
Treasurer – Alpine Meadows ISD Board of Directors