

**Alpine Meadows Improvement and Service District  
Monthly Meeting  
July 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 12:03 p.m. MDT by Mike Halpin on Wednesday, July 8, 2016 at the Meridian Group offices located at 330 North Glenwood in Jackson, Wyoming. Directors Mike Halpin, Jane Chapman, and Bill Wotkyns attended in person; Laura Ladd attended the meeting via telephone. Amy Simkin was absent. Sean Chapman attended the meeting as an AMPOA Board member. Lisa Paddleford was present to take the meeting minutes.

Item II: Formal Approval of 6/8/2016 and 6/23/16 Meeting Minutes:

Bill made a motion to adopt the 6/8/16 meeting minutes as presented. (Lisa inadvertently forgot to include the 6/23/16 minutes; those will be presented for approval at the August meeting.) Jane seconded the motion and the 6/8/16 meeting minutes were unanimously approved as presented.

Item III: Bids:

None.

Item V: Claims Approved:

Bill made a motion to approve the claims totaling \$2,437.45, which Jane 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 that although three line items were slightly over budget, the overall budget was fine.
- Review of June 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 a payment from Lincoln County.
- ARC Review June 2016  
Lisa recounted the 4.50 hours she spent on ARC reviews during June, which included plan reviews and final site visits.
- Capital Improvements to Picnic Pavilion  
At the builder's workshop held in June, Laura spoke with two builders from the Alpine area regarding the picnic pavilion improvements. They were overwhelmed with work and not only were they not available, they didn't know of any contractor who might be available. Laura's opinion was that when a contractor is found, the Board should hire a project manager to oversee the work.
- Recreational Vehicle (RV) Parking Allowances  
Mike and Sean took part in this discussion as AMPOA Board members. Mike was supportive of moving ahead to amend the CCRs to allow resident to park one RV without it being within an enclosed structure, as that was the developer's original intent for the CCRs. Laura was in agreement with Jane's and Amy's previously expressed support but worried how this allowance might affect the subdivision when it became more built out. She would like to solicit input from the residents and property owners. Jane noted not everyone in the subdivision would have a RV and added that she, as secretary and book-keeper of Indian Trails, was not aware of any complaint ever being made about this issue, where one RV is allowed to be kept on property. She went on to say that many residents do or will recreate because that is the kind of area Alpine is and that she wholeheartedly agreed with Amy's written comments (included in the board packet). Bill said that his subdivision does not allow parking of recreational vehicles but people still do and there have been no issues. He is against long-term storage of vehicles (covered in blue shrink wrap) but he feels allowance of RVs in a development increases property values and wants to accommodate residents in Alpine Meadows. Sean said there are some HOAs in Alpine which don't allow RV parking but if the Board decides to move forward, language should stipulate that parking would only be allowed on developed lots.

In a separate discussion of amending the CCRs, Mike said the Boards should perhaps consider adding language to allow storage sheds and making it a requirement that property owners are expected to maintain existing landscaping for at least ten years.

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

- **Non-Compliance of Owner for Landscaping/Irrigation**  
Lisa shared that she viewed the home in question and felt the landscaping was barely acceptable because no ground cover had been planted (rocks showing) and no irrigation was installed to keep plantings watered. The trees are in good condition; it was her opinion that as long as the trees continued to be watered, they should be ok. The Board asked Lisa to send correspondence to the owners advising them to continue watering the trees and other plantings to keep them thriving.
- **Landscaping at Entrance Sign**  
Lisa has been in contact with Sprinkler Specialties regarding weeding maintenance and replanting but was still waiting to receive additional information she requested. She will send another email.
- **Visit to AMS**  
Lisa made a visit to the subdivision to follow up on a report of excessive weed growth over the entire development. She also noted the general condition of homes, landscaping, and general appearance of the development during her site visit. There was excessive growth of weeds throughout – Lisa feels mowing is badly needed to reduce fire danger and tidy the appearance. The lawns on approximately five homes weren't adequately watered and one home's general appearance was unkempt, with children's toys, lumber, and tools scattered about.

The Board asked Lisa to follow up with Mavy's Pest Control regarding the weed growth and provided authority to her to seek another contractor if she wasn't satisfied with her conversation with Steve.

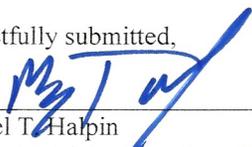
Lisa referred to an email received from a property owner regarding the same home she had found to be unkempt; the Board asked Lisa to draft a letter to the home owners (and the occupants) for their review.

- **Update on Annexation**  
Bill received a call from Mayor Lutz, who wanted to know where the Board was at regarding annexation into the Town of Alpine. The Mayor said the Town would take over road maintenance and snowplowing if/when the subdivision reached 75 residents. Mike suggested the Board ask residents if they would want to annex; if they were interested but the subdivision lacked the 75 residents needed, the ISD might consider offering money from the reserve account and collections to maintain and plow the roads until that number could be met. Laura would want to provide the residents with a list of pros and cons for annexation; she suggested asking the Town to provide that list so the Board could distribute to property owners. Bill will relay that request to Mayor Lutz.
- **Mowing**  
Mowing hasn't been accomplished yet; Lisa needs to have conversation with contractor awarded weed control work and then coordinate.
- **The next monthly meeting of the AMISD board of directors will take place on Monday, August 8, 2016 at 12:00 noon MDT.**

Item X: Adjournment:

With no further business to discuss, the meeting was adjourned at 12:50 p.m. MDT.

Respectfully submitted,

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

  
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Jane Chapman  
Treasurer – Alpine Meadows ISD Board of Directors