

**Alpine Meadows Improvement and Service District  
Combined Budget Hearing and Monthly Board Meeting  
June 26, 2019**

Item I: Meeting Called to Order:

The combined budget hearing and monthly meeting of the Alpine Meadows Improvement and Service District (ISD) Board of Directors was called to order at 12:09 p.m. MDT by Laura Ladd on Wednesday, June 26, 2019 at the Meridian Group office located at 25 S. Willow, Suite 10 in Jackson, Wyoming. Directors Laura Ladd, Jane Chapman, Kelley Tetrault, David Miller and Amy Simkin attended in person, which established a quorum. Also attending the meeting were Meridian Group accountant Sean Chapman, administrative assistant for the ISD Lisa Paddleford, and property owner Becky Kimmel.

For Becky's benefit, the Board members introduced themselves and identified their lot ownership or residence in Alpine Meadows. Becky and her husband owned one lot and were partners in another and hope to construct a home on one of the lots in the not too distant future.

Item II: Hearing on Proposed Budget for FY 2019-2020

No one had any questions about the budget. Laura explained to Becky that the ISD will be dissolved and the proposed budget reflects that funds will be spent down to zero after the chip-seal reserve is turned over to the Town of Alpine. Summarily, the governance of Alpine Meadows will be turned back over to the POA after the ISD is dissolved and the POA will take over the assessment of homeowners' annual dues.

Item III: Approval and Adoption of Budget for FY 2019-2020

David made a motion to approve and adopt the proposed budget for FY 2019-2020 as presented; Kelley seconded the motion and the motion was unanimously approved.

Item IV: Formal Approval of Meeting Minutes from 5/08/19:

Kelley made a motion to approve the meeting minutes from May 8, 2019 as presented. Jane seconded the motion and the motion was unanimously approved.

Item V: Review Bids:

None.

Item VI: Agenda Matters:

- Review of Budget-to-Actual and Monthly Cash Flow Reports  
Jane questioned why the checks approved earlier this month were not reflected in the budget-to-actual report. Lisa thought they should be, as the report was generated after the checks were approved for payment and printed. Jane and Sean will take a closer look at the two reports to confirm they are accurate. This year there are many more property owners who are late in paying their annual dues; Lisa said her email reminder to those property owners resulted in property owners responding that they just paid or will pay. The monthly cashflow report shows that expenses are well below budget, which means that the ISD will need to exist longer so it can spend its funds.
- Review of May 2019 Bank Statements and Reconciliations  
Bank statements and reconciliations are in order.
- Discussion/Action to Revert Back to Original Language of Design Guidelines regarding Modular/Pre-Fab Construction.  
Laura explained to Becky that the Board approved prohibiting modular construction in order to maintain the value of homes in Alpine Meadows; the language in the Design Guidelines was revised to reflect that change but the amendment to change the CC&Rs failed when brought to a membership ballot vote. Becky said she wants to submit a plan for a modular home but understands the ARC's desire to maintain quality and appearance of construction. Board members shared their individual concerns against modular construction, and others their support for it. Directors agreed that the ARC would hold modular home submittals to the same standard as conventional construction in order to maintain the value of homes and property in Alpine Meadows. David made a motion to revert the language in the Design Guidelines back to the original, which stated modular and pre-fabricated homes would be allowed with ARC approval; Amy seconded the motion, and the motion was unanimously approved.

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

- Approval of New Member to ARC  
Levi Poyer recommended appointing Bud Scheller to the ARC. Bud, who is completing construction of his home this summer, has a great eye for detail, cares about the neighborhood, and has time to serve as he is retired. Several

members of the Board have met Bud and agreed he would be a very good addition to the ARC. David made a motion to accept Bud to the ARC, which Amy seconded. The motion was unanimously approved.

- Per Becky's inquiry, Laura provided an update on the sale of commercial lots to Star Valley Medical Center and St. John's Medical Center. Neither is planning to begin construction this year.
- Amy wanted to revisit the topic of a Clean-Up that was suggested by Lisa to address some of the issues brought up in the reserve study. Amy said that the Town recently held a Clean-Up day, in which Alpine Meadows was included. Lisa said that a deteriorating fence line and bench at the firepit needed to be looked at and most likely removed, which she will do in the coming days. Amy said the area around the entrance needed to be trimmed/mowed; Lisa will ask Bittercreek to do take care of this when the contractor comes to perform weed control next week.
- Amy asked Lisa to follow up with a property owner who has too many recreational vehicles parked at his home, and another property owner whose contractor left debris on the roadway after pouring a concrete pad at a residence.
- Amy has observed that a number of home owners have not completed their landscaping requirements. The Board discussed raising the amount of the compliance deposit from \$1K to \$5K but agreed this would make landscaping, which is already very expensive, even more difficult for homeowners to complete. Lisa said she planned to work with Levi this summer to confirm landscaping requirements for homeowners who have recently completed construction are in place by early this fall.
- David asked if homeowners had another option to purchase propane from a different supplier because the company who owns the propane farm located in the subdivision has raised its prices 50%. Unfortunately, there is not another option for homeowners to consider.
- The ISD will move to quarterly meetings, which was approved in an amendment to the bylaws in May. The Board will meet on Tuesday, September 10 at 12:00 p.m. MDT.

Item VIII: Adjournment:

With no further business to discuss, the meeting was adjourned at 1:14 p.m. MDT.

Respectfully submitted,



Laura Ladd  
President – Alpine Meadows ISD Board of Directors



Jane Chapman  
Treasurer – Alpine Meadows ISD Board of Directors