

Alpine Meadows Improvement and Service District
Monthly Board Meeting
April 8, 2019

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 12:02 p.m. MDT by Laura Ladd on Monday, April 8, 2019 at the Meridian Group office located at 25 S. Willow, Suite 10 in Jackson, Wyoming. Directors Laura Ladd, Jane Chapman, Kelley Tetrault and David Miller attended in person, while Amy Simkin called in. A quorum was established. Lisa Paddleford, the administrative assistant for the ISD, called in to the meeting.

Item II: Formal Approval of Meeting Minutes from 3/5/19 and 3/12/19:

David made a motion to approve the meeting minutes from March 5 and March 12, 2019 as presented. Jane seconded the motion and the meeting minutes were unanimously approved.

Item III: Review Bids:

There were no bids presented for review.

Item IV: Claims Approved:

Kelley made a motion to approve the claims totaling \$11,981.75 which David seconded and the Board unanimously approved.

Item V: Claims Rejected:

None.

Item VI: Agenda Matters:

- Review of Budget-to-Actual and Monthly Cash Flow Reports
Jane expects some line items will run over budget and funds from other line items will need to be reallocated to cover those shortfalls. Additional revenue from the collection of annual dues is anticipated to be received in May. The purpose of the line item "Property Management" was questioned; Lisa explained that it was to cover her work for compliance issues. The Board would like to consolidate those funds with those allocated for Professional Fees to pay for Lisa's time for this type of work; Jane will follow up with Sean Chapman to make this revision to the Budget-to-Actual Report.

The monthly cash flow report was not available; Lisa will forward to the Board for review when she receives it from Sean.

- Review of March 2019 Bank Statements and Reconciliations
Bank statements and reconciliations were not available; Lisa will forward to the Board for review when she receives them from Sean.
- Resolution for Dissolution
Based on the information contained in legal counsel's email received just prior to this meeting, the Board decided to wait on executing the resolution until it had a better idea of how long it will take to liquidate the ISD's funds. The matter was tabled until the meeting in May.
- Review of Cash Flow Forecast for ISD and POA
This information was not available at the time of the meeting. It will be reviewed at next month's meeting.
- Revisions to Design Guidelines
After a discussion of the administrative changes made to the Design Guidelines, Kelley made a motion to accept all administrative changes, which David seconded and the Board unanimously approved.

The Board then moved on to a discussion of whether modular construction should continue to be allowed for review by the ARC. All but Laura were in favor of prohibiting modular in the subdivision, mainly because the quality of the product in past reviews did not meet with ARC standards. Laura maintained that applicants should be given the opportunity to pursue high-quality modular construction as an alternative to onsite stick-built construction.

The setbacks regulations from the Town of Alpine for auxiliary structures have not yet been confirmed; Lisa will insert this information into the revised draft when she receives it.

The Board also discussed changes to the fee structure of ARC review and compliance deposits. The Board chose to keep residential review fees at \$1,000 per lot and raise the review fee on commercial lots to \$2,500 per lot. The

refundable compliance deposit on residential lots will remain at \$1,000 per lot but the compliance deposit on commercial projects will be raised to \$10K or 1% of the project value provided on the building permit, whichever figure is greater.

Going back to modular construction, the Board discussed the need to amend the CC&Rs if it chose to prohibit modular. Kelley made a motion to move ahead in prohibiting modular construction, which David seconded. The motion passed 4 to 1.

Lisa will provide a new version of the amended Design Guidelines to the Board for its review; the new document will include the acceptance of all administrative changes, setbacks and maximum square footage allowances for auxiliary structures as set forth by the Town of Alpine, changes to the review and compliance deposit fee structure for commercial projects, and language prohibiting modular and pre-fabricated construction.

- In light of the Board's action to prohibit modular construction, there was no need to review a list of high-quality modular construction companies provided by Lisa.

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

- The next meeting of the AMISD board of directors will be held on Wednesday, May 8, 2019 at 12:00 p.m. MDT.

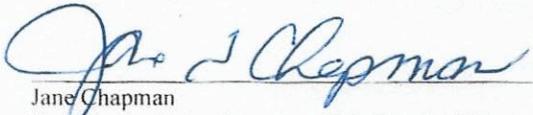
Item VIII: Adjournment:

With no further business to discuss, Laura adjourned the meeting at 1:06 p.m. MDT.

Respectfully submitted,



Laura Ladd
President – Alpine Meadows ISD Board of Directors



Jane Chapman
Treasurer – Alpine Meadows ISD Board of Directors