

APRA Board Meeting 8 March 2019
4100 Zermatt Road

Attendees:

Bob Anderson, Greg Briggs, Doug Pepper (by phone), Mary Wilson, Bob Zimmerman

The meeting was called to order by Bob Anderson at 3:02 pm.

Open Forum

No outside members of the APRA attended the meeting.

Greg raised an issue related to road clearing based on conversations he has had with our drivers and the county drivers and representatives. Paul thinks we need a more powerful machine for large winters such as this one because the ones we have do not have sufficient power to move the snow into ramps. Alternatively, we could consider purchase of a blower to put on the front of our existing loaders. Placer drivers are uncomfortable with height of some berms at corners and at the ends of stubs because they are too high for the 8 ft box height on the edger/blower. A box blower attachment is estimated to run about \$60 - 80K.

Following further discussion, it became clear we don't know if it's possibly a drivers' issue re: making the ramps sooner in the season (and maintaining them) or if we need a bigger machine/grader. It was also noted that even if the County itself cleared the roads, its not where the snow goes from plowing so much as it is there is simply a lot of snow on the side of the roads because that much has come down, it wasn't plowed up there.

It was also acknowledged that planning for the "worst case" winters may not be an appropriate strategy for the APRA. The board agreed to more fully interview all drivers to better appreciate their perspectives and to explore in more detail what the options are and what the costs of those options are. Should we decide to propose spending money on snow removal equipment it was agreed that we should probably discuss this recommendation at the annual homeowners meeting.

Approval of Minutes

Bob A noted that the draft minutes are quickly published on the website following the meeting, and are then changed to the final minutes following their approval at the board meetings. Mary motioned to accept the draft minutes unchanged, Bob Z seconded the motion. The vote was a unanimous aye.

President's Report

This winter drivers are spending a lot of time repairing chains as well as plowing the roads. The overhead door is also having problems, Paul is concerned he won't be able to get in the shed if it fails. Paul will try to repair it or will call the Overhead Door company if he can't fix it.

Cars parking in the road have been a problem this winter for the plow drivers, including a drunk driver. CHPs came to investigate parked cars in the road, however did nothing to mitigate the problems and told Paul to deal with it. The board reminds all residents and those homeowners who rent their properties to limit the number of cars to the spaces available in the driveway. It is never acceptable to block snow removal with cars parked in the roads.

Wages/overtime for the drivers have been significant in February; about 50% of the annual estimated costs for plowing were accrued in February. It is likely we will go over the annual budget re: drivers' wages/time and associated costs. However, other areas will come in below budget. Overall it is expected that the association will likely be slightly under budget this year.

Next Year's Budget

The board discussed the assumptions and dollars proposed in next year's budget. There was general agreement on both the assumptions and dollar amounts. Based on the forecasted budget, it is likely the association will contribute essentially the same amount to the reserve funds as this year. Greg motioned to accept the budget proposal for next year, Doug seconded the motion. The vote was a unanimous aye.

Website

Doug discussed the status of his revisions to the website. He is working on it with Rusty. Not as much progress as Doug expected by now, however he will have it done by June for the annual homeowners meeting for presentation and discussion.

Annual Mtg

June 29th is the proposed date for annual meeting this year. Tentatively plan on an 8:30 breakfast/coffee period and starting the meeting at 9:00. Bob A will circulate agenda topics and ask for volunteers from the board to present the topic at the annual meeting.

High Speed Internet

The board agreed that sometimes services have been intermittent this winter, but overall there was agreement that ExWire was reasonably reliable considering the circumstances.

Delinquent Member Report

All but three members are paid up to this point, including one who is on a payment plan and is current. The board agreed this was overall good progress.

New Business

Bob A asked if the board felt there was a need for an emergency parking zone at the grader shed for homeowners who could not reach their homes during a storm. Following discussion, it was agreed that while this idea had definite merits, it probably was not going to work since it cannot be enforced re: towing and likely to be a problem re: renters taking advantage of it.

Lights

Following discussion, the board agreed to add a discussion topic at the annual meeting re: external lighting and paying attention to turning it off at night, particularly with renters and casual visitors. Further, the board agreed to add a discussion topic re: property maintenance and compliance with architectural committee rules.

Next Meeting schedule for the Annual Meeting date (June 29, 2019).

APRA Board Meeting Minutes
10 May 2019

Attendees:

Bob Anderson, Greg Briggs, Doug Pepper (by phone), Mary Wilson, Bob Zimmerman

Guest:

Jim Backhus (loader purchase discussion)

Meeting was called to order at 2:00 pm.

Open Forum:

Jim reminded the Board to stay in contact with Ferrell Gas to make sure the prices we're paying are appropriate and in line with historical discussions as well as current pricing. Bob A will get the contact information from Jim and follow-up.

Draft Minutes from Last Meeting:

No changes were discussed; Bob A made a motion to approve, seconded by Doug, motion passed unanimously. Draft minutes from the last meeting are now considered the final minutes.

President's Report

Topics for the Annual Meeting

Bob A asked that each board member take responsibility for an area and present the topic at the upcoming annual APRA meeting. He proposed the following people and topics which were all agreed to:

1. Greg: snow removal, including driveway poles/markings for the county rotary drivers, expectations and next steps.
2. Bob Z: property maintenance, dark sky nights, fire prevention, defensible space (Greg mentioned that it was confirmed that the 250 acres behind Gstaad towards the creek will have trees thinned this summer), proper winter parking.
3. Mary: dues payments, late fees and time spent collecting late payments.
4. Doug: internet and website redesign (Doug will also contact and arrange for NTFD presentation).
5. Brenda: parking pad enforcement and recreation committee update
6. Bob A: APRA financials

New Business

Snow removal/purchase of equipment:

Greg has spent a lot of time speaking with various stakeholders regarding how best to maintain our roads more effectively during the winter. He has spoken with several owner/operators of snow clearing organizations in the Tahoe City area, our plow drivers, county representatives and drivers, and representatives from the CAT dealer who we worked with to purchase the existing loaders. Jim also provided valuable historical input and perspectives on the process, and helped pursue obtaining various purchase/lease options from the dealer. The Board recognized and much appreciated the time spent gathering all of this information, as well as the high value the information brought to the discussions.

The APRA initially used graders to remove snow from the roads, then moved to the current loaders when it became clear that graders were not adequate, and further, sometimes they created difficult berms for residents. While berm height is less of a hassle with the loaders but not zero, all residents and renters should realize that berms will happen and that they should be prepared to sometimes deal with them. Tahoe Snow Job drivers clear the berms on their route, but timing can be an issue.

The key question for the Board is, can we better manage heavy snow that creates a one lane road going forward? Better use of push out piles would help, however the current loaders are not sufficiently powerful to manage them, particularly during strong, long-lasting storms. The bigger loader under consideration (CAT 950) weighs 50K pounds and is more powerful, which is believed to lead to more effective management and maintenance of the push piles. Currently, chain maintenance is a considerable time sink for the drivers because the tires/chains slip and grind a lot on the road and have to be frequently repaired or replaced. Chain life is expected to be closer to 3 years on this larger loader.

The CAT 950 is the standard size loader used throughout the basin to remove snow from roads and parking lots, including at lake level. The APRA could not afford to purchase such a large loader at the time the current ones were selected. The current blade width is 12 ft, while the 950 has a 14 ft blade. This wider blade would also reduce the number of passes to clear the road from 3 to 2, reducing labor time, as well as the hours and wear and tear on the machine.

Current problems with push-outs: during night plowing in storm, it is difficult for the drivers to know exactly where they are going off-road, making it to almost impossible to create and/or maintain them, which means they have to leave berms in front of them. These berms can grow quickly, and can be hard to break through during the morning/day shift with the current smaller loaders. Because of the heavier weight, larger tires and increased power, the large loader would not slide its tires/chains as much, and should be able to more frequently recreate the push-outs by breaking down the berms.

Our drivers, Paul and Rich are reasonably satisfied with their current work and would like to stay on. They have created a list of improvements we could make to their toolkits and the shed that would increase their efficiency. The Board reviewed these lists and agreed that these comparatively inexpensive purchases should be made.

We also discussed the option to purchase a blower attachment for the loaders in order to widen the plowed path, however this option doesn't seem to be practical enough. Further, concern was expressed that if we were to purchase a blower attachment the County would be even less inclined to send their large rotary blower up to widen the roads. Our drivers have received feedback from the County's drivers on some of their techniques which should help address some of the concerns regarding intersections and snow piles. The larger loader will also help manage some of these issues to reduce problems for the County's drivers and damage to our road signs and so forth.

It was observed that it is a good time to sell one of the existing loaders because construction season is starting now, and we would get a better price on the retail market than as a trade-in with the dealer.

After extended discussion, Bob A made the following motion, which carried unanimously.

Summary of the Conditions to Purchase a CAT 950 Loader:

- Total cost under \$340K
- Existing loader to be sold for no less than \$80K

- Finance for 4 years at market interest level
- Remove no more than \$150K from reserves

Next steps:

- Further discuss purchase price/negotiations from CAT: Greg will lead, include input from Jim
- Greg will manage sale of existing loader
- Greg will also begin to address Paul's list of important purchases, will circulate decisions re: items to purchase right now
- Greg will prepare bullet point list summarizing the major benefits of purchasing the CAT 950 for discussion at the annual meeting and with neighbors

Additional Topic:

It was suggested that we should include a discussion on parking enforcement at the annual meeting; at the parking pad, construction parking, and off-road winter parking. There was concern expressed that when the CHP was called to deal with a rental property parking problem (on the road) this winter, they refused to enforce ticketing or towing the vehicle. These types of problems are significant for both our plow drivers and the County's rotary blower drivers. We agreed that a representative from the Board needs to speak with both the County and CHP. Bob A to follow-up with Board.

The meeting was adjourned at 3:45 pm.

APRA Annual Meeting

Final Minutes 29 June 2019

1. Defensible space talk/Erin Holland & Chris McMaster NTFPD

Wildfires are a great risk in our neighborhood. EVERYONE IS STRONGLY URGED TO CREATE DEFENSIBLE SPACE AROUND THEIR HOME AND PROPERTY.

These representatives of the North Tahoe Fire Protection District provided a number of handouts defining what defensible space means and how to prepare your property and home for a wildfire. Assessments will be done this year by the NTFPD – “curbside inspections” only; unless you call for a detailed inspection, they will not go onto your property. Results of these inspections will be mailed to homeowners. Inspections will probably happen later in July/August based on current inspection plans.

There are three zones to defensible space protection. Zone 1 is a non-combustible zone (dirt or rock, no vegetation) of at least 5 feet all around your structure. Zone 2 is a 5 – 30 foot zone with no dead plants, grass, weeds, pine needles, or leaves. All tree branches are at least 10 feet from other tree branches, and no tree branches hang over your roof or chimney. Remove or prune flammable plants and shrubs near windows, remove vegetation and other items that could catch fire from around and under decks. Zone 3 extends 100 feet or to the property line. Cut/mow annual grasses, create horizontal and vertical spaces between shrubs and trees (no fire ladders), and clean up combustible materials such as needles, leaves, twigs, bark, cones and branches. The handouts provide much more important and detailed information that you are encouraged to read.

There are now cooperative agreements between the TRPA, Forest Service, and NTFPD – need to reduce fuel in the forest as well as around your house. It is possible to obtain a “good neighbor” relationship with the Forest Service to help clear the forest areas surrounding your home. Contact the NFS in South Lake to ask about obtaining this ability to manage the forest around your property if it is owned by the NFS.

There are free yard waste days (TTSD, www.waste101.com), and you can request free limb/branch chipping from the NTFPD (www.ntfire.net) for piles left by the road with the cut ends of the wood towards the street.

Ember showers (embers can be as large as textbooks) cause greater home losses than fire front losses. Important to keep fuel reduced so embers don’t catch larger growth. If you notice leaves/pine needles collecting in certain places on your structure, these are also places where embers will fall. Embers also get into openings in the house like attic openings, vents. Fire resistant tarps are a good option if you have flammable materials stored in the attic and for your wood piles. Pay attention to Red Flag Day announcements and predictions, have a full tank of gas, evacuation plans, your vehicle packed, and your emergency “go” bag. Treat fire danger preparations the same way you make snowstorm preparations.

Driving compliance in Alpine Peaks: home insurance will be one major driver, as will peer pressure from your neighbors and the APRA Board. The APRA plans to drive inspections to get certified/recognized as a “fire safe” community, which will help with home insurance as one example. Placer County has fire safe alliance group that we will also contact and explore working with. Vacant properties also need to be assessed for fuel loads and clean-up.

The Board agreed that we also need to take down any dead or other trees around the shed and other HOA common properties to help drive defensible space throughout our neighborhood.

The Board will receive defensible space inspection reports on every property from the NTFPD in order to follow-up with the property owners to come into compliance.

Fire emergency notifications: go to www.placer-alert.org and register to receive notifications on your cell phone(s) and landline. Liberty Utilities (along with all CA electrical utilities) will shut down certain lines during fire risks. It usually takes days to re-energize lines because they first need to re-inspect the lines; could be 7 – 10 days worst case. Not expected to be as long in our area but be prepared for this possibility.

Prepare a “go kit” in advance that is easy to grab with everything you need for the foreseeable future (at least 3 days) during evacuations.

Can also explore regional fire cams (www.alertfire.org) to evaluate fire patterns and locations.

Board will push information out to everyone re: evacuation plans and how to prepare for fires, etc. We will also create a resource list for complying with defensible space, clearing space, etc. A suggestion was made to also explore creating a sign-up list for vulnerable people who may need help during an evacuation. Expect to receive this information in a mailing as well as it will be posted on the website.

The meeting attendees and the Board agreed that we should pursue obtaining the “fire-safe” or “fire-adapted” community designation because of the many benefits it would provide to our neighborhood. More information on this process will be communicated to the membership from the Board.

2. Homeowners Responsibilities/Bob Z

Not only because of the wildfire risk, but for many reasons, it’s important to meet your nearby neighbors and get to know them, especially how to reach them in case of an emergency. That face to face meeting opens communication channels that facilitate handling conflicts and reaching solutions. We’re a small community up here that depends on each other in emergencies in any season; know who your neighbors are.

Defensible space, as discussed above, is critical to our neighborhood. There is one way in/out of Ward Valley, a wildfire coming up the canyon could create major problems. The Board will communicate the evacuation plan to members and post it on the website. All residents are going to be required to come into compliance with the defensible space principles – prepare your home and property now in advance of the inspections coming later this summer.

Remember that the APRA has an architectural review committee to help maintain property values for all of us. It’s a simple process and information re: the guidelines is available on the website. Members are also encouraged to complete repairs in a timely manner and properly maintain their home and property.

Many members have reported concerns regarding speeding drivers in our neighborhood. The Board attempted to have the speed limit reduced last year, but the density of our driveways (how close together they are) do not meet the CHP regulations to post a lower limit (such as 30 mph). In particular,

concerns have been related to contractors/builders and short-term residents/renters. Homeowners are reminded that they are responsible for telling their workers and/or renters to drive responsibly. There are a lot of kids and pets in our neighborhood, so please slow down and respect your neighbors.

A number of concerns have come to the Board regarding outdoor lights being on all night. Please turn off your outside lights when you retire for the evening, they do not keep bears away from your house, and they significantly impact your neighbors' ability to enjoy the beautiful stars we have up here. Homeowners in particular are reminded to tell your tenants to turn off the outside lights. Also, the placement of outdoor lights is an important part of the architectural committee review. Please remember that sounds travel and echo readily throughout our valley with the granite walls surrounding us. Be mindful of loud music, parties and barking dogs at all times.

Renters and short-term tenants have been the source of many complaints recently. Homeowners who rent their properties are expected to post the guidelines in their homes that were prepared by the Board and sent to everyone last year. These include: Compliance with Placer County's ordinance of quiet time starting at 10 pm; use the bear box; don't park in the street during the winter – it is illegal and you will be towed; it is illegal to throw snow from your driveway into the roads. Further, the number of cars should be limited to the number that fit in the driveway and the garage. Leases are expected to include a clause that indicates that if law enforcement is called for any reason, tenants must vacate the premises immediately and they will lose their deposit.

Winter driving and parking is of particular concern to our plow drivers, who do a great job maintaining our road during the winter. All drivers should carry a shovel and chains at a minimum; too many short-term occupants drive up here with conventional tires and are unprepared. Our drivers will not rescue them if they get stuck in a snowbank, it's a liability issue. Be aware that your driveway could have a berm if you arrive later at night, you can't expect it to be open. If you encounter our plows, slow down and look for a place to pull over, our drivers ask that you stay 200 feet back from them. When you're clearing your driveway, you cannot park in the street; clear one side and then shuffle the cars around and clear the other side.

Overall, all of this comes down to being considerate and respectful of your neighbors. We all share this beautiful place together; do your part to help promote a sense of community.

3. Snow removal report/Greg

Greg, the Board, and the membership in attendance all recognized our plow drivers for their hard work throughout the winter – we never lost the road. This was a tremendous effort that required dedication and hard work by our drivers that was widely appreciated. However, when people come up here unprepared, without shovels, chains, or snow tires, they get stuck and cause issues for everyone. Please prepare for winter driving before you arrive, and if you rent, inform your renters that they must be prepared for heavier snow and storms during their rental period for their own and everyone else's safety.

As noted above, our drivers had several issues with cars parked in the street this winter, and/or people getting stuck and expecting to be rescued by the plows. They will not pull cars out of snow banks, it represents a dangerous liability issue for them and the APRA.

The plow drivers communicated to Greg and the Board that road clearing would be faster, more efficient and improved if we had a larger loader. The Board has had extensive discussions over the past several months and agreed that it is time to upgrade one of the loaders to a CAT 950. This size machine with its 14' blade would allow for two passes to clear with road rather than the current three or four. It is considerably heavier than the current machines, which means less damage to the road caused by slipping chains, and overall much longer chain life. It also is a taller machine for the drivers, meaning they will be able to more often see around snow banks and high berms when deciding how to move snow, resulting in better snow placement, which helps the County's rotary blower drivers clear the edges of the road with less damage to signage and retaining walls.

The Board has agreed to sell the smaller of our two loaders, setting the lower price limit at \$80K. Our reserves were established with the intent to eventually replace the loaders. Therefore, the Board has agreed that we will use some of the reserves as a down payment on the new loader, which together with the sale of the smaller loader, will mean obtaining a loan at approximately 4% over four years. These terms will not increase the APRA dues, and will not deplete the reserves. It is expected that we will continue to be able to build up the reserves with our current dues.

4. Website update/Doug

Doug discussed the new website that he has been creating over the past several months. The APRA site is outdated and does not serve our current needs. The new site will have many communication and information features of the old site, however these will be improved and built out to the current state-of-the-art. In particular, while there will be some public information, certain pages will also be password protected for limited viewing by approved groups/members. A key feature will be the ability to send out emergency notifications, as well as other content critical to our neighborhood such as defensible space information. Members will have to actively opt-in to have their contact information made available on the site. While this feature will help with group communications, particularly emergency information, sometimes this ability has been inappropriately used in the past which has led to members being reluctant to provide contact information. The site should be fully functional and ready to roll out to the membership within the next few weeks. A question was raised as to whether "nextdoor" is active up here; Doug will look into that, and if available, will consider how to incorporate it into the site. According to the Nextdoor website, "Nextdoor is the best way to stay informed about what's going on in your neighborhood—whether it's finding a last-minute babysitter, planning a local event, or sharing safety tips. There are so many ways our neighbors can help us, we just need an easier way to connect with them."

5. Dues collection report/Mary

About 10 members did not pay their fees on time this past year, however through the efforts of Board members contacting them, we have received essentially all required dues. This coming year and going forward, late fees will be charged. The Board appreciates the cooperation and timely payments made by the vast majority of our membership and encourages the few who are chronically late to expect to receive late fee charges that will be collected.

6. Financial Reports/Bob A

Our budget this year called for putting \$22K into the reserve, however we actually will be putting about \$27K into the reserves. While snow removal costs, both equipment repair and labor, were significantly

higher than budgeted, the Board terminated the property manager's contact within a month of the start of the fiscal year. Overall, compared to budget our annual financials were under budget, allowing the increase in the deposits to the reserves. As noted above, the purchase of new loader will not impact homeowners dues. We will continue to repair the tennis courts, typically each year new cracks appear, so this will be a continuing cost. There was more damage than typical to some of the equipment (fencing, net posts, cabana) because of this past heavy winter, however this will not impact the budget for the coming year.

Exwire is re-branding itself as Oasis, as communicated to customers in a recent email. Bob A recently contacted Devin to ask what this change meant to our neighborhood. Generally, this change is not expected to have any particular impact on us, with the exception that the upgraded signal goes through trees, which means it should not be necessary to climb trees to install new receivers. Devin also claimed to have set up some customers with better (faster) service, although how many and at what cost was not clear. A question from the floor was what the process is to get this new equipment. Doug answered he would follow-up on that question and inform the membership, as he is one of the members who has this improved service.

The Board was also asked to find out from Exwire/Oasis what the timeline is to have the new equipment available and/or installed for everyone, and how to get the existing receivers out of the trees.

7. Open Forum:

- a. Wooden retaining walls that were damaged this winter by the rotary blower – what are the plans to replace/repair those? Board will check in with the County and ask for their plans. Greg also noted that if your driveway runs nearly parallel to the road, it is extremely hard for the County blower drivers to see where the driveway is when they are working in less than ideal conditions. They asked that members put in higher driveway stakes so the blower drivers have a better chance to see the driveway and not blow snow on to it or your house.
- b. GasEx: Some members expressed concern about the intensity of the explosions using the new systems at Alpine, noting that the Alpine neighborhood on the front side has entered into discussions with Squaw/Alpine as to the noise and concussion force from the GasEx in their neighborhood. It was noted that when these are tested without snow present, it should be understood that the noise and force will be greater than when there is snow. Also, the parameters of the GasEx machines are adjustable, so Squaw/Alpine are continually learning and fine tuning these machines with more experience. A decision was taken to explore the kind of discussions that have been going on between Squaw/Alpine and homeowners associations to date and how we could participate in those discussions.
- c. The meeting members agreed that there was a strong need to urgently follow up with the Fire Safe/Fire Wise/Fire Adapted community approach, and to increase attention to this issue in our neighborhood and among our membership. ALL of us must do defensible space, it does little good to have completed your defensible space requirements and live next door to a high risk fire property. This is a particular problem for a community like ours that has only one paved road in and out; our emergency evacuation routes are limited. It was agreed that the Board will explore if the membership can write letters to the various service providers that handle clearing the forest around us and get more attention on these issues.

A suggestion was made to post on the website information regarding effective smoke masks and other potential emergency gear for your “go bag”.

A question was raised to explore whether the APRA could exchange some of our property that we own around the courts and grader shed with some land around the parking pad to see if we could improve fire control and gain more control of the area around parking pad.

- d. Bob A expressed the appreciation of the Board and the membership for the work that Rick Topper has done to repair the damage done to the tennis courts over the winter, and for putting up the tennis court fences and nets.

8. Election Results

A total of 55 ballots were returned and properly signed. Two ballots were received unsigned, which could not be counted. The results showed that the following Board members were elected according to the vote count:

Bob A: 50 votes

Greg: 46 votes

Doug: 49 votes

Brenda: 44 votes

Bob Z: 52 votes

Write-ins received were Al Gugliette and Michele Topper who received one vote each.

The meeting was adjourned with no further discussion at 11:15.

APRA Board Meeting Minutes
29 June 2019

Attendees: Bob Anderson, Greg Briggs, Doug Pepper, Bob Zimmerman
Unable to attend: Brenda Giese

The meeting was called to order at 11:30 am.

The newly elected board held a short meeting following the APRA annual membership meeting for the purpose of electing new board officers and establishing responsibilities. Following a brief discussion, the board members agreed that Bob Anderson will continue as President of the Board and Bob Zimmerman will continue as Treasurer. Greg will continue to manage the snow removal issues, complete the sale of the old loader, and the new loader purchase. Doug will continue to implement the new website. Brenda will continue to chair the Recreation Committee.

With no further business to discuss at this time, the meeting was adjourned at 11:45 am.

Meeting minutes: APRA Board Meeting Sept 27, 2019

On-site: Bob Anderson, Greg Briggs, Bob Zimmerman

Call in: Doug Pepper

Unable to attend: Brenda Giese

The meeting was called to order by Bob Anderson at 3:10 pm.

No homeowners were present to address the board on new issues.

1. A motion was made to approve and finalize the draft minutes from the last meeting by Bob A, it was seconded by Bob Z, the motion unanimously passed.
2. Bob A asked for a discussion regarding the following proposals: a) under his signature, the Board would send letters now to property owners that are obviously out of compliance with defensible space guidelines, and b) letters would also be sent to those property owners re: outside lights that remain on all night, which has been a recurring problem this summer. Discussions led to the conclusion that it would be better to have the North Tahoe Fire Protection District (NTFPD) inspect and send non-compliance letters, rather than the Board initiate the defensible space reviews. There have been considerable delays in these inspections this summer, despite frequent contacts made between Greg, Doug, and the NTFPD. The Board agreed we need to try again to find out when and how they are going to perform the inspections, and when the Board can expect to get the reports. Greg will call Eric (NTFPD) again as the next step to find out their current expected timing of the inspections/reports. Doug said in his last communication with Eric, Eric reiterated that Alpine Peaks would be inspected this year. The Board agreed to also follow-up these inspections with a letter to all property owners highlighting our intent to pursue Fire Adopted Community (FAC) certification and some of the key steps that will need to be undertaken by all property owners. Bob Z and Greg agreed to lead these efforts as the FAC Neighbor Leaders. Bob A formally proposed a Board resolution that the APRA pursues obtaining FAC Certification, which was unanimously approved. First step is for Bob Z to contact Carlie Murphy (FAC Coordinator for the Tahoe Fire and Fuels Team (TFFT) and find out what the next steps are, including how to obtain grants and to pursue organization of a "block party" to clean out combustible materials around the neighborhood.

Greg noted that the Board may need to coordinate with the Lahontan Water Conservation district, and the TRPA (and maybe other groups) re: cleaning up the APRA property and other creek areas below (south of) the neighborhood. The current forest thinning project on approximately 300 acres south of Alpine Peaks needs to have roads and culverts installed over flowing creeks prior to October 15th; they can continue to clear the forest up to about Thanksgiving so long as there is either no snow, or 12" of compacted snow. This area is a high priority area; whether the project is completed this year or not, will be completed first whenever possible.

As to the lighting issues, it was agreed to identify the properties around the neighborhood that have been problematic this year and send a letter from the Board letting the property owners know that leaving on outside lights overnight is contrary to our neighborhood's Dark Sky guidelines, as well as the Architectural Review Committee's (ARC) rules. It was felt some owners are unaware that these lights are left on (either by guests, rental management, or cleaning

crews); making them aware of the issues should help in most cases. Greg and Bob A to draw up the initial list of properties with overnight lighting issues for review by the Board.

3. Snow Removal: The Board agreed with a proposal by Greg to increase the hourly rate \$1.50 for this coming year to both drivers, as has typically been done every year. Greg also reminded the Board of the need to purchase a hazardous materials clean up kit, and a hoist in order to handle the new heavier chains. The Board unanimously approved spending for these items. The new loader will be paid for by approximately a \$100K loan, \$90K out of reserves, and \$150K out of checking. Final numbers will be available over the next couple of weeks. Bob A and Greg to finalize these numbers together and handle appropriate money transfers as required. The new loader will be delivered in early November when Paul is available to learn about the new machine and coordinate delivery and training.
4. Tahoe Park Snow Job (TPSJ) has parked their snowblower machine for the driveways next to the grader shed the past couple of years because they have no other place to leave it up here. However, last winter it regularly leaked hydraulic fluid, which was washed into the drainage ditch by the tennis courts at times. The machine is also in the way when our drivers have to get our loaders out of the garage after a storm. Paul feels like they could make this arrangement work better if, for example, TPSJ would clear out around the shed's garage doors (which currently have to be hand shoveled), but Tom (TPSJ owner) said no to that proposal last year. Paul is willing to try again to work with Tom on this topic so there is a better relationship in place, and asked for permission from the Board to talk more with Tom. The Board agreed to have Paul pursue further discussions, with the understanding that the APRA does not want to lose the TPSJ relationship.
5. New website: It appears that around 80% of homeowners have joined the site, and most of those have visited the site at least once. The initial goals are to use the site as a communication tool and as a means to provide important information for the neighborhood. Bob A will follow-up with those who have not yet joined to encourage them. The Board agreed it was important to impress upon people the value of the information on the site, such as our pursuit of being a Fire Adapted Community and what actions individual property owners need to take, the new logging project and how that will reduce our fire risks, status of the new loader, etc. This information will be provided in the upcoming October post. For the November post, the Board discussed including updates on the new Alpine/Squaw lifts, and the new work Liberty Utilities has done to upgrade our electrical supply and install switches to provide easier access to alternative power sources.
6. Tennis courts: Brenda asked the Board to approve paying someone to take down and setup the screens, nets, cabana, etc. The Board unanimously agreed to this plan. It was noted that there should be a good, orderly system to take down the screens in order to make reinstallation next spring more efficient. Court surfaces were never repaired this year by ColorCrafters. Bob A said that the HOA courts at his full-time house had similar issues with underground water that were recently repaired. He will follow-up with the group that did that work and see if they could address our water problems as well. The Board also discussed whether to consider converting one court to a full-time pickle ball court. It was agreed to gather additional input from the owners. Bob Z noted that he and Brenda made preliminary repairs to one of the screen posts that was damaged last winter in order to get the screens up this year. It remains to be determined whether additional repairs will be needed but they will keep an eye on that post next spring and take appropriate action. The storm damaged support beam for the cabana was also repaired this year through Brenda's efforts.

7. Reserves: Bob A noted that since we will be using some of the reserves for the purchase of the new loader, the Board needs to create a new plan for the reserves, a capitalization plan, etc. We should have about \$130K remaining in reserves after the purchase. The Board also discussed that we may use some of the reserves to help to support the FAC work, however we will first try to handle these costs through grants, etc. Since Bob A had participated in the most recent reserves plan, he agreed to lead this effort. It was also agreed to provide the typical small bonuses to county workers and our drivers around holiday time – Bob A will coordinate with Greg.
8. Delinquent APRA fee payments: The Board agreed that parking passes will not be sent to those owners who are delinquent, and that late fees will be collected and not waived, in accordance with our by-laws. The Board also agreed to send out a snow country preparedness letter with the passes this year. The list of delinquent owners was divided up among the Board members, who will directly contact them to ask for payment. Payments should be mailed to the APRA, P.O. Box 6176, Tahoe City, CA 96145.
9. Budget: The budget this year is on target re: income/expenses. Once the delinquent payments are collected the actuals vs projected will be on target.

Next Board meeting was scheduled for Jan 10th, 2020 at 3 pm.

Meeting was adjourned at 4:35 pm.