

Alpine Peaks Residents' Association, Inc.

Board Meeting

Friday, January 27, 2023 5:00 – 6:30 PM

Bob Anderson, Greg Briggs, Virginia Boucher, Carl Tharp, Kevin Kelley in attendance

Meeting Location: Zoom

Meeting called to order by President Bob Anderson. Minutes from the October 14, 2022 meeting were unanimously approved

Open Forum

There were no participants for the open forum

President's Report

Bob A. would like to send a letter to the homeowners from the board asking that everyone be patient regarding snow removal, by both the HOA drivers and TPSJ. The letter, which has subsequently been sent, emphasized not passing the plow, not parking in the road in the winter, not blowing snow into the road, driving slowly, and keeping provisions in case of prolonged road closures.

Bob will also talk with Tom at TPSJ to smooth over problems regarding the single lane road problem for Tom's operators.

Recreation Committee

There seems to be agreement among both the board and the homeowners that the parking pad has been working well this year. Steve is there on weekends, and Brenda pitches in on bluebird days and other random week days. There was discussion of increasing the hours that there is an attendant.

Financial Report

Review of Income & Expense Statement presented by treasurer Carl. It's time to move money to the reserves. There was discussion of whether we can legally put them into something with better return. Carl and Shorty will research that possibility. The question of whether we can move than \$20k to reserves this year was discussed. It depends in part on when the loan for the loader is paid off. Carl will investigate.

There are still two members delinquent on dues. Greg will follow up with them. The problem of homeowners consistently paying dues late was also discussed. Interest has been added to their bills but never paid. It was decided that parking passes would be withheld until dues plus interest are paid.

Carl will prepare next year's budget before the March meeting. It will be approved by April.

Next meeting is March 17 at 5 pm. Location to be determined.

Open forum

Tom Hodges – 16-18 yrs in AP. This year not new – but big years can't do more than contract says. Would need to increase fees a lot. Years with the road not functional, TPSJ was asked to do more and did. Backhus called him off. Have never had a Plan B for a big year – everyone was grumpy this winter.

Bob – is this blower big enough? Current one doesn't break down according to Tom. Limitation of how high and far it can blow. Thinking of picking up bigger loader and putting blower on it, but others around here say you would need way more push outs. Buying another loader and skidsteerer – with blower. Didn't do "bluebird" days this past winter to push walls back. Didn't have enough manpower to get it done. Figuring out how to adjust the cost. Want to have a Plan B so buying new equipment – 2 extra machines. People burn out after some years – Tom had medical issues over the winter.

Scheduling for berms – Kevin had a tough time because he was trying to tend bar at the same time.

Jeremy Question re: coordination btw our plows and TPSJ. They let them know whenever they finish. Tom says they won't plow the road but need to get to the driveways. Do one pass into driveway. If loaders can pull big berms into the road for TPSJ to blow. County could do the downhill side first.

Contract says once or twice a day, but our plows are 5-6x/day. Greg say there's always going to be a problem with berms. Get a blower. Tom would like to hear from homeowners so they know who lives here and who doesn't. Don't have the bandwidth to keep up with who is here and who isn't. Want to know when people will be gone for a long time. Also want to know when someone who is here occasionally is coming up. Rates will increase next year – fuel costs are not coming down. Claim tried not to increase prices. 80 houses up here use the service. Want to come to next meeting. Claims that people say the TPSJ is better than the other services. Ha!

Minutes approved.

Budget – fuel 2-3x expected plus payroll. Orincipal needs to be paid on loaders, so deficit is way lower than it could have been. Buy 950 in 2024? Have deep conversation at annual meeting regarding purchase of new loader.

Ken Brunt wants to told about each board meeting.

Delinquent members – Al, Goering and Svenoe. One tried to pay and got rejected. Owner justifying late payments, asking for an exception. Solution could be using a card.

Ordered the tables and 12 chairs. Need to be stored. Do another potluck this year. Bob will get food at Costco again for the grills. Rest is potluck. Georgia will order stuff from TH.

Candidates for Board. Bob not running.

Next meeting is annual meeting. Parking pad conversation. Conservancy business with Kevin. Do we need attendant any more?

Alpine Peaks Residents' Association, Inc.

P.O. Box 6176 Tahoe

City, CA 96145

Meeting Minutes

Friday, Sept 1, 2023 5:00-6:00 PM

Carl Tharp, Virginia Boucher, Jeremy Altevain, Greg Briggs, Kevin Kelley in attendance

Meeting location: Carl Tharp's house, zoom and phone

Meeting called to order by President Carl Tharp

Attending members introduced themselves

Open Forum

There were no participants for the open forum

Approval of Minutes

Minutes of the Annual Meeting June 17, 2023 were approved

Snow Removal - Greg Briggs

Plans have changed regarding equipment acquisition – plan now is to buy a blower for the loaders. We will contact Alpine Meadows to discuss how a blower will help keep the road wide enough for their shuttle. Greg will contact Jeff Goldstone. Kevin is concerned that after he contacted Alpine, the Tahoe Conservancy approached the HOA wanting to know where its rights to the parking pad originated.

The board approved the purchase of new chains for the Deere. Greg will purchase.

Communications and Meeting Hygiene

Kevin has obtained a domain for the HOA. There is a desire by property owners and the board to assemble email lists of the board, sub committees, homeowners, and residents who are not necessarily identified owners. Kevin will work on this with Georgia. New owners need to be added to the website.

Open Forum

No discussion

Next meeting is Sept 12, 5-6 pm. Agenda items not covered in this meeting will be addressed then.

Meeting Adjourned

Alpine Peaks Residents' Association, Inc.

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Draft minutes

Saturday, June 17, 2023 9:15 – 11:15 PM

Homeowners Annual Meeting

Equipment Shed

Meeting called to order by President Bob Anderson

Attending members introduced themselves

Guest Speaker – Sean Turner TPSJ

Planning changes for winter 2023-24 – replacement of two tractors that were broken last winter. A second driver will be available and new machines will allow widening of big walls

President's Report

Thanks for members for contributions

Firewise Report Greg Briggs

Placer County has received funding to treat its parcel south of Courchevel; putting out to bid Forest Service or the county can be called if there are neighboring lots with dangerous trees

Green waste dumpsters will be available starting July 3

HOA will begin to impose fines this year for parcels not in compliance with county standards

Want more people involved!

Snow Removal Report – Greg Briggs

Only 7 payments remaining on the Caterpillar 950

Plan is to replace the Deere with a second Cat 950

Discussion about the parking pad

Sometimes berms can't be avoided

Financial Report Carl Tharp

A lot of money was saved on insurance costs in the past FY

Increased fuel and personnel costs because of huge winter used the savings

Open Forum

Question regarding ability to treat USFS lots – there are steward program permits available

Meeting Adjourned

Draft Minutes
Alpine Peaks Residents' Association, Inc.
Board Meeting

Friday, March 17, 2023 5:00 – 6:30 PM

Bob Anderson, Greg Briggs, Virginia Boucher, Carl Tharp, Kevin Kelley in
attendance

Jeff Peterson, Brenda Giese Open Forum

Meeting Location: Zoom

Meeting called to order by President Bob Anderson. The minutes from the last meeting were unanimously approved.

Open Forum

Jeff Peterson participated to ask about status of Ferrelgas as a neighborhood “preferred provider” for propane. A number of residents have expressed frustration with both Ferrelgas and Amerigas timeliness this winter. Greg will talk with Jim Backhus and provide additional information.

Recreation Committee

Brenda Giese reports that parking pad monitoring has been quite successful this winter. She feels that starting the first day Sherwood opens is an effective deterrent to poachers. There have been a few confrontations, but she didn't experience them.

Next year, she suggested trying to draft more neighborhood volunteers and drafting instructions for any outside employee who is covering the pad. Everyone would like clarification on what actual options we have for enforcement.

For the remainder of this season, passes will not be replaced. The board will review this policy before the annual meeting.

Old Business

Equipment, both HOA's and TPSJ's have been stressed by the huge amount of snow. Everyone agrees that Paul and Greg have been doing a great job. TPSJ has had both equipment and personnel problems. They will meet with the board next month to discuss the relationship going forward. Greg says that the HOA needs a larger machine.

Financial Report

Budget discussion was postponed until March 24 meeting.

New Business

Was deferred to March 24 meeting.

Alpine Peaks Residents' Association, Inc.

**P.O. Box 6176 Tahoe
City, CA 96145**

Minutes

Friday, Oct 27, 2023 5:00 – 6:00 PM

Meeting called to order at 5:05 pm at Carl's house

Greg Briggs, Kevin Kelley, Carl Tharp and Shorty Boucher attending in person. Jeremy Altevain and Brenda Giese attending on Zoom

Open Forum

There were no participants for the open forum

Approval of Minutes

Minutes of the Sept 12, 2023 meeting were unanimously approved at submitted

OLD BUSINESS

Recreation Report – Brenda Giese

Tennis courts – no cracks were filled this year. Need long term strategy – last repaving lasted two years, but it's unclear whether simply repaving would work or for how long. Only long-term solution would be redoing the base. More potential contractors coming to assess.

Parking pad – Steve will be the attendant again this year, with Brenda as back up. The schedule will be variable with Brenda coordinating. Possible installation of bollards and a chain discussed.

Snow Removal

Meeting with Palisades Base Area Manager Pat Fraser. Palisades plans to run a shuttle to Sherwood on the weekends. They're considering installation of a webcam at Sherwood to check status.

Discussion of pay raise for operators this year. No conclusion.

More discussion of purchase of a blower attachment for loaders. Greg to evaluate outside funding potential (both near and long term) from Palisades and Placer County with Kevin and Carl.

Communications and Meeting Hygiene

Carl and Kevin are the only board members who should be communicating with Georgia
New domain and email addresses are ready and working!

Review of Davis Stirling and CCR requirements for agendas, minutes, and executive sessions

Financial Report

Reserve funds are at about \$135k.

Delinquent members – no change. Many haven't paid late fees

Need to figure out bonuses for snow removal folks, etc.

Firewise Update

Recertification for 2024 has been submitted

Executive Session

There was no executive session

Next Board Meeting Date – Next regular meeting Dec 15 5-6 pm at Carl's house

Meeting Adjourned at 6:10

Alpine Peaks Residents' Association, Inc.

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Minutes

Friday, Dec 15, 2023 5:00 – 6:00 PM

Meeting called to order at 5:06 pm at Carl's house

Greg Briggs, Carl Tharp, Jeremy Altvain, and Shorty Boucher attending in person.
Kevin Kelley attending on Zoom

Open Forum

Todd Lopeman and Ian Baird attended the Open Forum. They are concerned that TPSJ is the only contractor doing snow removal in the neighborhood. Asked if the board/HOA could do snow removal in driveways. This is not really a board issue, but board agreed to look into it

Approval of Minutes

Minutes of the Oct 27, 2023 meeting were unanimously approved as submitted

OLD BUSINESS

Parking pad – Bollards are installed and painted. Completion of all work on the pad including chains, signs, etc. will wait until final approval from the county. Greg suggested that the pad be staffed 7 days a week.

Snow Removal

The fuel tank at the equipment shed is $\frac{3}{4}$ full; new chains are working well; dealing with extra parking areas along the road – limits snow storage.

Decision was made to request 50% of the cost of an industrial snowblower to attach to the loaders from the North Tahoe Community Association. Greg presented the idea at a meeting and decided to go forward with a proposal.

Financial Report

No current balance sheet was presented

Delinquent members – no change. Many haven't paid late fees

Firewise Update

Recertification for 2024 has been submitted

Executive Session

There was no executive session

Next Board Meeting Date – Next regular meeting Jan 15 5-6 pm at Carl's house. New rule regarding the parking pad will be voted on

Meeting Adjourned at 6:10