

Alpine Peaks Association Annual Meeting

Saturday June 23, 2018

Call to order – 9:38AM

Jim Backhus called for any more ballots for the election of the Board of Directors. The polls were closed at 9:39AM.

Introduction of Board Members and Association Members

Introduction of Guest Speaker – Aidan Miles with WMC Inc.

Aidan Introduced himself and spoke about who WMC are and what they see themselves doing for the Association in the coming years.

Jim Backus

Jim announced the results of the recent ballot measure.

Ballot Measure #1: Shall APRA approve a Capital Improvement and enter into an agreement for the Altice-Suddenlink Project to install fiber-optic cable and equipment to each of the 96 homes in Alpine Peaks at a cost of \$1.35 Million?

A total of 82 votes were received with 36 in favor and 46 against. The measure failed to pass with only 33% approval. The number of votes in favor required for approval was 73. (109 eligible members to vote with a .667% or greater than two-thirds of the entire membership required for approval). This measure was not approved.

Ballot Measure #2: Shall APRA levy a special and equal assessment of \$14,065 on each developed property to fund the installation by Altice-Suddenlink for fiber-optic cable and equipment to each of the 96 homes in Alpine Peaks? The required number of votes in favor required for approval was 42 in this case with a majority of a quorum needed. A total of 83 votes were received with 38 in favor and 45 against. The proposition failed to pass with a 46% approval.

Bob Zimmerman – Internet Report

Bob discussed what the future of internet in the neighborhood may bring. He discussed the frustration of people with the inability to get reliable internet, or internet at all. A question was posed about whether ExWire had new transmitters on the East Shore. Jim Backhus discussed the possibility of a mesh network within the neighborhood. Doug Pepper discussed his knowledge of upcoming mesh network technology. The Board will continue to evaluate options to improve internet service in our neighborhood, because it is clearly important to have more reliable and faster internet service than is currently available.

Drew Briner – Road Committee Report

Drew discussed the road work that was beginning in Ward Canyon. He stated that the roads are being paid for via the gas tax. However, the county is not doing drainage improvements or BMP's, as the County cannot use gas tax money for that type of work. The roads are being overlaid, which is not a full replacement down to base, and therefore these improvements

aren't addressing the under-road seepage. Drew explained what the County is doing is a "flex layer", essentially a chip seal resurfacing over a mat. Next they do separate "lifts of asphalt" to get the road to the slope and grade they desire. Drew next discussed issues with the lack of drainage. He explained the County will do a "super-elevation", which slopes the road one way as opposed to crowning it in the middle. Drew discussed the need for people to be aware of keeping culverts and drop inlets clear before big storms. Jim Backhus added that the Association had spent funds on consultants and engineers who wrote two reports on the conditions of our roads that were submitted to the County to help convince them of the poor conditions of our roads.

Jim Backhus – Review of past Year

Jim discussed the late arrival of winter, which led to snow removal being \$8k under budget due to no parking attendant, less fuel used, etc. Jim noted that \$25k had been added to the Reserve fund, bringing current Reserve levels to \$227k, above the level of reserves when the loaders were purchased. Jim congratulated Jim Turner, the former Association President, for having pursued the decision to purchase them. Jim also noted there were no other major issues, other than the fact that there had been a mountain lion sighted on the West Shore, so people should be aware that one may be around.

Jim thanked the following members of the Alpine Peaks Home Owner's Association:

- Greg and Susan Briggs for cleaning up Courchevel.
- Brad Goring for volunteering his time and running the loaders when needed.
- Joe Pace for doing the same the previous season.
- Rick Topper for taking care of the nets and drainage around the tennis courts
- Jim announced that Dick Anderson was stepping down from the Board after close to 13 years, and thanked him for his time.
- Jim also thanked Brian Marks for his time on the Board as well.

Open Forum

- Danny Hyde shared an experience regarding someone having a fire on the road down by the river. Danny shared his experience so that others would be willing to call it in if they came across similar situations.
- Stuart Honse brought up the issue of people lighting off fireworks. He advised owners to not be afraid to remind people of the laws.
- Dick Anderson read a statement in recognition of Jim's 20 years of service on the Board.

Business Meeting – Announcement of Election Results

Danny Hyde announced the results of the election: (*Denotes new Board of Directors)

Doug Pepper: 56 votes * (Board Member)

Bob Zimmerman: 54 votes * (Vice President)

Bob Anderson: 51 votes * (President)

Greg Briggs: 47 votes * (Secretary)

Mary Wilson: 43 votes * (Treasurer)

Michele Sonner Topper: 29 Votes

Meeting was adjourned at 10:35 AM

Alpine Peaks Board of Director's Minutes
Meeting on August 31, 2018

The meeting on August 31, 2018 was held at the home of board member Mary Wilson and was called to order at 8:30AM. The attendees are listed below.

Board members

Bob Zimmerman
Bob Anderson
Greg Briggs
Mary Wilson
Doug Pepper

Also in attendance:

Aidan Miles
Drew Briner

Road update & discussion

Drew Briner presented an update on the resurfacing of the roads in Alpine Peaks and an update on the improvements to the drainage system.

Drew indicated that the repaving of all of Alpine Peaks roads was completed and hopefully will remain in such excellent condition for at least a few years.

He noted that drainage improvements were not part of the new road paving project. In fact, the county closed one drainage site on Courchevel east of Gstaad because there was no drainage easement. This change created a long run between drainage basins on the uphill/north side of Courchevel that may lead to issues this winter. The Board agreed to keep an eye on drainage this season and to stay in touch with county officials should issues arise as a result of this or other changes.

We further discussed the need to keep the existing drainages clear, especially when the snow berms build up. Options were raised as to how to best clear those drainage basins, either with the snow plow or hiring the driveway contractor (Tahoe Snow Job) to clear them. Bob Anderson will contact Tahoe Park Snow Job before the start of the snow season.

Tennis Courts update & discussion

The Board noted that no repairs have been done to the courts this season. Surface cracks need repair, however Aidan was not diligent about pursuing Color Crafters to get them done and did not contact other options as promised. As a result the Board will pursue other options with Brenda Giese to have these repairs taken care of as soon as is practical.

Brenda noted in her Recreation Committee report that the fences also need repairs in some areas where the tennis balls can roll out of the court. She also recommended that the weeds be cleaned up around the perimeter of the fence and courts.

Delinquent member's discussion

The Board reviewed the list of association members who are delinquent in paying their dues. It was agreed to first send an email to these members reminding them of the deadlines and penalties for not paying their dues on time, and that these penalties increase the longer they are delinquent.

The Board agreed that if no responses were received within 30 days, Board members would then split responsibilities and contact those members directly. Bob A to discuss with Georgia re: how these issues have been resolved in the past and create a plan to move forward.

Architectural Review Committee

The board decided that Doug Pepper, Greg Briggs and Jim Backhus will constitute the architectural review committee. Primary Responsibility: verify that there is a county building permit, if not, notify the owner and follow-up with the county if needed.

The committee will review the CC&Rs to assess their current relevance and if needed, recommend any changes to the Board for consideration. Any changes should be suggested at the next board meeting.

Defensible Space and Fire Prevention Discussion

Discussion centered on the importance of everyone's active, current compliance with defensible space because non-compliance potentially impacts the entire neighborhood's safety in a fire. The Board agreed to get in touch with the NTFPD's defensible space assessor (Ron Carlson?) as well as Cal Fire representatives to find out the results of the recent assessments that were completed in the neighborhood. Merrill might have the contact information for Cal Fire.

The Board agreed to ask for the report on which homes are deficient, and to then send a reminder to those homeowners of their need to comply for the safety of all of us. It was not decided who would do this and when.

High Speed Internet Update

Progress has been slow getting Exwire to upgrade our connection to their east shore fiber source because they are working on other priorities. However, they are now about a year behind from the plan Devin discussed at our last face-to-face meeting with him. Bob A has been in email communication with Devin re: progress and updates to plans, however there is a lingering concern that Exwire frequently does not deliver on their promises in a timely fashion. The Board agreed to invite Devin to our next Board meeting and to consider accommodating his schedule to improve the chance that he will attend. Bob A will invite Devin Koch to our next board meeting.

APRA Website Discussion

The board discussed the need for a new APRA community/HOA website with the following Potential features: Registry, Communication, Pay dues, Notifications, Calendar, Board meeting Agenda, Documents, Surveys, FAQ, Photos, Webcams.

Doug Pepper to lead this effort. No target date for completion was set.

Other Topics Discussed

Property Manager Relationship: No one has been satisfied with Aidan's performance to date which has essentially been complete non-performance. Bob A agreed to have a follow-up conversation with him and to fully communicate our expectations and current level of dissatisfaction, which requires immediate performance improvements.

Sherwood & Squaw relationship: Discussions centered on the desire to have Sherwood open as often as possible since this is a major attractive feature of the neighborhood for many residents who ski. Doug agreed to continue to lead the discussions with Squaw/Alpine as to how the APRA could potentially help keep the lift running, including dedicated employees and other

options. It was noted that much of the delays in the past year were due to increased safety concerns for the mountain operations and ski patrol staff cleaning up the mountain following storms, which were substantially heightened following the ski patroller's death the year before.

Next Board Meeting (pending agreement with Devin re: availability/attendance)

8:30, Friday, November 30th, 2018, Mary Wilson's house.

Meeting adjourned.

10 Dec 18 Alpine Peaks Board Meeting Draft Minutes

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

Call-in: Doug Pepper

Open Forum:

1. No outside attendees
2. Greg raised issue of identifying a parking pad attendant for this year. Brenda Giese may have a good contact, the man who removed the tennis court nets. Attendant works 8:00 – 11:00, \$15/hr, Fri/Sat/Sun, also holidays/holiday weeks. When lift is not open, he's paid for 2 hrs. Best way to do email blast? Addressee list probably already available through Jim Backhus, needs to be updated.
3. Greg did a walk-/drive-through re: properties not attended to. Appears like the vast majority of homeowners are maintaining their properties. Possible unsightly issues with corner of Verbier/Courchevel with plywood stairway and mismatched shingles. Al's house has gym equipment in the yard, some other junk. Doug's old house not painted yet, will change this spring based on information Doug has from the new owner. Recommendation is to wait for later assessment in the spring/early summer, possible discussion at Annual Meeting.

Approval of Past Minutes

Greg moved to approve, Mary seconded, minutes approved as drafted.

President's Report

Aiden dismissed shortly after last board meeting for lack of performance.

Lockbox installed by Bob A on the shed. Plow drivers set up with direct deposits to their accounts.

Bob A/Georgia will see about paying routine utility bills etc online.

Recreation Committee

Nets down, cabana taken in, courts ready for winter.

Color Crafters: poor quality in our opinion. Recently got re-billed, need to create a response. Brenda recommends using other repair company next summer. Bob A to send Color Crafters' owner pictures of work by email to ask whether this is their standard of repairs quality.

Website:

Difficult to use for Bob A. re: postings, etc. Doug says existing platform is too cumbersome, recommends moving on to a new platform he has identified. Will expect to use platform and software called HOA-Express, cost is about \$300/year. Features can be turned on/off, etc., including online bill paying for the property owners. Doug is currently about 20% through setting up this new platform. Functionality is exactly what we need in Doug's opinion, the existing site is no longer useful. Can add the whole homeowners group to the site, then simply ask them to finalize/validate their email/participation. There was also discussion that it would be useful to have a public page about Alpine Peaks that would contain general information that would be valuable to potential buyers and RE agents. Doug noted that any page can be password protected, so would be simple to create such a public page(s) and not password protect it. Emergency text messages can also be sent from the site. Target completion date end of March.

High Speed Internet: speeds seem to approach 13 – 20 mbps currently. Need to follow up with Devin and others as to the status of the new equipment installations. Greg will follow up with Devin.

Night lighting/Dark Sky:

Greg reported that the Greers have tenants on short-term lease that leave outside lights on. Otherwise not too bad. In front of Bob Z's house tenants use strong lights to work on their snow park, sometimes leave outside lights on overnight, they will follow-up with them.

General Issue of Renters' Behaviors (Doug)

The Board sent out guidelines to all property owners last year in an effort to address the perceived increase in noisy renters in the neighborhood, particularly with short-term tenants in the summer months. Included in that document was notice that 1) Placer County has a 10 pm curfew on outside parties, lights and music that renters need to be made aware of, and 2) their leases should include a clause that if law enforcement is called for any reason, tenants will immediately have to vacate the premises and they will lose their deposit. At the time that document was circulated to all homeowners the Board assumed that Placer County would soon pass new measures to manage the increase in the number of AirBnB and other short-term rentals, and the Board did not want to move in some direction before the County did. However, Placer County has not produced even draft resolutions to manage short-term rentals, in contrast to South Lake for example.

Therefore, it was agreed by all that there is a general need to manage tenants' loud behavior more aggressively because Placer County not handling it compared to others' more aggressive approach. Discussion included options such as changing the CC&Rs or other rule changes for the APRA. It was noted that California law requires grandfathering of existing houses if rules change, meaning that new rules can only be enforced with a change in ownership. It was agreed that for now, the best strategy for Board is to improve education/communication re: homeowners' responsibilities with respect to renting their property and to have respect for your neighbors.

Action Item: Create new information document for all homeowners concerning tenants' behaviors and preserving a dark sky. Bob A to initiate first draft.

Defensible Space:

Doug noted that this is the most important issue re: our neighborhood, which everyone agreed with. He talked with the NTFPD about this issue and related ones. An inspection has been completed in the past, but their information is not current. The NTFPD expects to do another series of unannounced inspections this spring/early summer. Education is key, however enforcing compliance is a problem.

The Board agreed to follow-up on these three next steps: 1) new inspection series, 2) NTFPD speaker come to next annual meeting for discussion, and 3) NTFPD stated there will be fines for non-compliance going forward.

The Board agreed that fire evacuation plans and routes need to be communicated properly to all neighbors, particularly in situation with fire coming up the road. This Information will also be on the website.

Greg noted that the US Forest Service says 300 acres are being thinned/cleared next summer on the lower (south) side of Gstaad, which should help re: reducing the fire danger down the hill towards the creekⁱ.

Alpine/Squaw:

Doug discussed Sherwood, bus service, ticket sales, etc with Squaw – we want to help, etc. Believes it will be slow progress however. They planned to meet in person sometime this winter. Doug believes that Alpine will be more actively supported by the new CEO at Squaw. Gaset systems now on hold until current blocks are resolved; would lead to more rapid opening of Sherwood. They might consider opening Sherwood to ski to the other side to buy tickets.

Financials:

Current balance above budget, however mainly a timing issue because more snow maintenance etc comes up in winter. Income under budget because of lack of dues payments.

Regarding lack of payments, as of Dec 3, still not moving on some accounts. Consider option to offer a lowered payment in exchange for paying on time for next year. Dues go up as of given date if not paid. Need to evaluate Davis-Sterling rules as well as how much dues can be raised/lowered (percentage). Board agreed to evaluate how to incentivize payment next year.

Next Mtg:

March 1st, 4 pm, Greg's house.
