

Alpenrose Condominium Association
Annual Meeting held at Fatty's Restaurant
September 17th, 2017

Participants:

Board of Directors (BOD):

- Birdie Lowery, President
- Dave Lucas, Treasurer
- Michael Curran, Secretary

Alpine Meadows Management CO (AMMCO):

- Libby Jocelyn-President
- Brandon Jocelyn-Operations Director
- Hanna Kopicky-Office Manager

Owners:

There were 16 timeshare owners representing 24 single weeks and 1 whole unit owners in attendance. The association received 136 written proxies from single owners. A quorum was established and President Ashworth called the meeting to order at 11:10am.

President Lowery introduced the participants listed above and requested any attendee feedback for the 2016 minutes. No feedback was provided, Ruth Lipnik moved to approve the minutes, Mary Lou Lane second and the quorum was approved.

President Report

President Birdie Lowery introduced himself as President. Birdie mentioned that he has been an Alpenrose owner since 1978 and he takes a lot of pride in Alpenrose. He has retired from the El Paso Parks department, Colorado Springs, CO area and currently manages the landscaping for his church. Birdie did e-mail owners with introduction letter. Please update your e-mail address with the Alpine Meadows office if you did not receive the e-mail.

Financial Report-Libby Jocelyn

Libby reviewed the following.

Mentioned former President Dick Ashworth, sends love.

Highlighted year end financials to include,

- \$3,772 surplus for the year
- \$55,067 reserves
- Budgeted \$18,000 in 2016
- Budgeted \$10,000 in 2017
- New couches, sofa couch in half of the units
- \$323,000 utilities
- \$28,000 capital expenses
- 518 paying owners
- 515 actual paying owners
- 2 units will be rented for short term rentals

- Brochures created for short term and single week ownership
- \$5,435 bonus time income
- \$10,000 income per year estimate for short term rentals

Quorum conversation,

- Bonus time
- Want more communication about bonus time, website, e-mails etc... Alpine Meadows personnel explained that a lot of times they don't know if bonus time is available until the last minute and to continue to call into the office. A possible texting solution will be explored for communicating bonus time.
- Short term rentals to non-members
- \$100-\$300 rate per night dependent on season
- Current owners that refer new time share owners will get a free bonus week
- Moving to whole owned units
- Unit 304 six months out, \$585.00 HOA dues a month
- 203 and 204 are the next prospective whole owned units
- Estimated and ever changing price for a unit is around \$300,000

Brandon Jocelyn-Maintenance Report:

Brandon reviewed the following

Water heater is for entire building, not unit by unit, had to dip into reserves for tank and boiler repair.

- Boiler and water heater are in great shape
- Boiler tank forecast to last 5 more years

Roof repair

- Metal and snow fence park side
- Metal commercial fence
- Heat tape

Parking Lot

- Working with engineer
- New drainage pan
- Graded properly to drain better
- Parking lot pond will be addressed
- Tight budget

Concrete landings and stairways

- Clean and re-seal each year, too expensive to replace
- Current stairs are good

TV

- Switch to dish save 50% on cost compared to Comcast
- Growing pains, working on fixing the glitches, have included written procedures in the units; we have free movie channels for the first time in Alpenrose history.

Sheets need new bottom sheets they don't fit the newer mattress.

New couches are in half the units, we need to crane them in through the balcony.

Old Business

20 units need to mass foreclose, projected March 2018

New Business

Pets were discussed; the thought of having one unit only for pets has been reviewed but can't make it work at this time.

Security locks on doors, the instillation is more complicated than you think with the structure of Alpenrose, will continue to look at options.

Peepholes for doors will look to add to budget.

Smoking, we have a motion.

- Motion to move Alpenrose to a smoke free property. Smoking of any kind is prohibited anywhere on the property, effective the date of this association meeting 09/16/2017.
- Marilyn Turner, 1st
- Deb Lowery, 2nd
- Motion passed unanimously
- We need to post no-smoking signs, remove ashtrays from balconies, levy fine for those that smoke based on cleaning fees, and inform in welcome packet that smoking is not allowed on property and smoking marijuana on the property could lead to possible legal issues due to Alpenrose being located in a drug free zone due to the buildings proximity to the elementary school.

Board of Director Elections

- Dave Lucas after serving on the board for many years had to step down due to health issues that become more detrimental at high altitude. A sad day for Alpenrose because not only did we lose a great director, but we also lost a great friend. Everybody enjoyed seeing Dave at past meetings and we will miss him at future meetings.
- Brandon Jocelyn was elected to the board unanimously for a 3 year term, first Marilyn Turner, second Ruth Lipnik

Bonus Time Week Drawing Winners

- Ken Wittman-two years in a row, attending the annual meeting is good
- Paula Miller Sutton

President Lowery adjourned the meeting at 12:20pm. Pizza and sandwich lunch was then served, and thankfully Fatty's has a bar, see you next year.