



## SPANISH PEAKS OWNERS ASSOCIATION

### Minutes of Board of Directors Meeting April 16, 2012

Notice of the meeting was provided. The meeting was held via telephonic conference.

Board Members present in person or by telephone: Karen Roberts, W. Dean Genge

Advisory Committee members present in person or by telephone: Tom Nolan, Walter Blessey, Jon Dudley, Peter Lee

A quorum was established with two board members present and Mr. Genge called the meeting to Order at 9:00am MST.

#### Old Business:

1. **Meeting Minutes:** The board approved the minutes of the March 12th, 2012 meeting.

#### New Business:

1. **Manager's Report:** Brian Schmidt of Alpine Management gave the manager's report. Alpine has been conducting property checks three to four times each week. Brian clarified the ARC tree thinning policy and procedure for one member and Alpine will prepare a letter to notify all owners of the process for gaining approval prior to thinning. Alpine is to use the SPOA's Webmail service for notification purposes. Karen Roberts will set up a SPOA Webmail account for Alpine's use. Alpine will prepare a spreadsheet of properties that have been approved for trimming in the past and will maintain the record going forward. Alpine inspected the roads for the summer chip sealing project and determined that many of the roads are in much better condition than anticipated, which resulted in approximately \$80,000 of work being deferred until next year. Alpine will inspect the trails when the snow melts to determine the extent of required trail repair. A question was asked regarding trail ownership, which will be investigated and reported on at the next board meeting. Alpine has noticed some damage from snow plowing over the winter and will make a further assessment. Because the snow removal contract calls for a per event charge for the month of May, the board directed Alpine to make the decision on whether plowing should be conducted following each snow event based on maintaining safe road conditions. Alpine noted that requests for snow removal bids for the upcoming winter are normally sent to contractors in late summer.
2. **Treasurer's Update:** March financial statements should be completed later this week. The Fiscal 2011 taxes should also be ready for Treasurer review within the next week or so. A number of accounts have recently slipped into the over 90 day past due category. All of the accounts have received past due notices and now

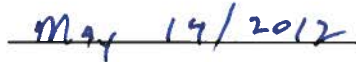
further action will be taken, beginning with an initial personal outreach to the owners. The Treasurer will review the accounts receivable and provide a recommendation to the board for increased reserves against uncollected assessments and an update to late fee and interest policy. The board and the advisory group held a discussion on the historical and current efforts to collect past due assessments, as well as the challenges and available collection alternatives. The Treasurer noted that notification that accounts would be sent to collections has proven to be effective in many cases. In response to a question regarding the safety of SPOA deposits at American Bank, the Treasurer noted that all SPOA deposits have been moved to Wells Fargo Bank.

Mr. Genge then asked for a motion to adjourn the meeting. Ms. Roberts moved and Mr. Genge seconded the motion. The meeting was adjourned at 9:55am.

Date and time of next Board Meeting – May 14, 2012 11 am EDT.



W. Dean Genge  
Secretary for the Board



Date