



## SPANISH PEAKS OWNERS ASSOCIATION

### Minutes of Board of Directors Meeting June 17, 2013

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

Board Members present in person or by telephone: Tom Nolan, Karen Roberts, and Jon Dudley.

Advisory Committee members present in person or by telephone: Peter Lee

Alpine Management employees present in person or by telephone: Brian Schmidt and Markus Kirchmayr

A quorum was established and the President called the meeting to order at 9:00am MST.

#### Old Business:

**Meeting Minutes:** The board approved the minutes of the May 20, 2013 Board Meeting.

#### New Business:

**Manager's Report:** Mr. Schmidt of Alpine Management gave the manager's report.

- Alpine is conducting property checks daily.
- Alpine reported an issue with a For Sale sign being displayed on Spanish Peaks property. Brian ensured that it was removed.
- Alpine reported the gatehouse door has been fixed and found numerous monuments that were damaged during the winter. Forever Green repaired all these monuments.
- The Board discussed the Montana Local County Weed Act (Revised October 2011), which was sent to each board member.
- The Board received a very detailed report from Jennifer Mohler, Coordinator, Gallatin/Big Sky Noxious Weed Committee. Jennifer met with Karen Roberts and Brian Schmidt on June 13, 2013 and inspected our common areas and adjacent properties. She found an extensive and persistent presence of non-native plants and noxious weeds (Canada Thistle and Houndstoung): particularly, alongside large road cuts, areas of erosion below the roads, the horse corrals, and areas of construction disturbance. She recommends an aggressive, multi-year effort to eradicate weeds and the relocation of the horse corral. If we act now, we can contain the growth of non-native plants and noxious weeds. She also recommends we continue to use Melissa Bradford.

- Melissa Bradford has accomplished our past weed control efforts for many years. She completed an extensive inspection of our properties and identified additional areas that needed immediate, aggressive weed control: particularly, Spirit Mountain ski runs, the horse corral and a large area located above the horse corrals and down to the South Fork to the West Fork River, as well as west towards the Yellowstone Club border. She gave us an estimate of \$27,000 for the new areas and \$13,000 to continuing to spray our previously maintained common areas. **The Board approved a motion to have Melissa Bradford spray for noxious weeds in the new large area. The other areas were sprayed in prior years.**
- Brian Schmidt and Jon Olsen, an independent engineer, inspected our roads and ditches. They found many ditches and culverts that were filled/blocked with sediment and/or crushed and damaged. The damage is within normal engineering standards for a 7-year old road. The damaged ditches are causing the adjacent roads to crack and weaken, particularly, the shoulder of the roads. In order to obtain further information on the condition of the ditches and roadsides and to determine exactly what needs to be done, Brian met with Robert Secor of Secor Excavation. Mr. Secor and Brian examined the areas in question and the board received a bid from Secor Excavation, Inc. to repair approximately 4.5 miles of road a year, over a 3-year period, on a “time and materials” basis for a cost “*Do Not Exceed*” \$25,000 a year. The work will be re-evaluated after the first-years work is complete to get a better estimate of future costs. **The Board asked for some clarification on a couple of points and will decide soon to accept or reject the contract.** We would like to proceed with the required work and have the first year’s work be scheduled and completed in 2013.
- All roads that were not chip sealed last year will be completed this year. Alpine is researching to find the most effective way to minimize loose chips on the roads after the work is completed. As long as the cost is reasonable, Alpine recommends Knife River for the entire job and is obtaining a bid.
- The Board received a report from Northwest Management, Inc., a Natural Resource Management company. The primary forest health issues have been: tree defoliation by western spruce budworm, tree mortality by mountain pine beetle and Douglas fir beetle, and dense forest conditions that increase tree stress and potential crown fire. The mitigation cost will be approximately \$13,500. We have a \$6,000 credit with this company. There is no scheduled start date but work should be completed by Fall 2013. **The Board approved a motion to accept his recommendations: Forest Monitoring, Wildfire Mitigation and selective dead tree removal.**
- The Board does not expect to spray for Spruce Budworm this year but will continue to inspect and monitor. We are prepared to do so in the future on an as needed basis. An email will be sent to all members encouraging them to inspect their properties and take corrective action for noxious weeds, spruce budworm, standing dead trees, fire mitigation and all the other threats to our beautiful mountain life-style.

**Treasurer's Report:**

- The treasurer has reviewed the seven-month financial situation of the SPOA and has confirmed there is sufficient money in the budget to cover the work needed for noxious weed control and ditch erosion work.
- Cost for forestry management is already covered by this year's budget and the credit held with Northwest Management, Inc.

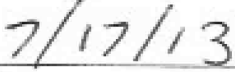
**Other Business:**

- Norm Plaistowe was appointed chairman of the Architectural Review Committee (ARC). Dean Genge will continue as a member of the ARC.
- An email will be sent out to the members to identify any interest in continuing the Advisory Committee (AC) and seeking new members.

There being no further business, the President adjourned the meeting at 10:00 am.

Date and time of next scheduled Board Meeting: 9:00 am MDT, July 15, 2013.

  
\_\_\_\_\_  
Jon B. Dudley  
Secretary for the Board

  
\_\_\_\_\_  
Date