



SPANISH PEAKS OWNERS ASSOCIATION

Minutes of Board of Directors Meeting June 18, 2012

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

Board Members present in person or by telephone: Jim Dolan, Karen Roberts, Dean Genge

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

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

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

Old Business:

Meeting Minutes: The board approved the minutes of the May 14th, 2012 meeting.

New Business:

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

- Alpine is conducting multiple weekly property checks.
- Multiple bids for summer road repair work are expected this week.
- Alpine will meet on property this week with Jim Cancroft, of the forestry company Northwest Management, to assess the condition of the forest and identify recommended work and expenses.
- K7, the snow removal vendor, has repaired the fencing that was damaged over the winter.
- A bid is being prepared to repair a few SP road entrance rock stacks that were damaged over the winter.
- Alpine is obtaining bids to stain the posts holding the lanterns at the entrance to club property at Ousel Falls Park, and the posts for street signs. Alpine will also inspect the street signs to determine if any are in need of repair.
- Alpine reports the Crown Butte fire fill sight is operational and retaining water.
- Mr. Kirchmayr reported that he had walked the trails and was "incredibly surprised" at the quality, layout, privacy and condition. He requested guidance regarding the standards for trail maintenance. The board agreed that the SP trails should be maintained to the standard to which they were built. Alpine will continue its inspection of the trails and will provide a report with exhibits and photos itemizing recommend repairs and estimated costs.
- Mr. Schmidt gave a brief ARC update, including status of individual projects. He reported that Alpine is communicating with builders about keeping the roads clean at sites and maintaining fencing limiting site disturbance.

- Mr. Genge reported that owner Norm Plaistowe had agreed, as a full-time resident at SP, to become a voluntary member of the ARC. A motion to appoint Mr. Plaistowe to the committee was made by Mr. Dolan and seconded by Ms. Roberts and approved by the Board.

Treasurer's Report:

- The transition to the new accounting firm is going well. Accountant Doug Shanley has reported to the Treasurer that the budget is tracking with the forecast. All of the accounting and tax files have been transferred to the SPOA from R.C Holsinger, the former accounting firm, which has completed its work effective June 15.
- A proposal is expected this week from Reserve Advisors to update the reserve study.
- The accounting firm and Alpine Management will be taking on the primary responsibility for assessment collection. The Treasurer will be meeting with them during the next month to transition the responsibility.

Additional Business: The Chairman asked the Board and advisors if there was any additional business. There was none.

There being no further business, the Chairman adjourned the meeting at 9:30am.

Date and time of next Board Meeting: 9:00 am MDT, July 16, 2012.



W. Dean Genge
Secretary for the Board

July 16, 2012

Date