



SPANISH PEAKS OWNERS ASSOCIATION

Minutes of Board of Directors Meeting July 15, 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 (AC) members present in person or by telephone: Peter Lee

Architectural Review Committee (ARC) members present in person or by telephone: Norm Plaistowe (Chairman)

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 June 17, 2013 Board Meeting.

New Business:

ARC Report: Norm Plaistowe (ARC Chairman) gave the ARC report.

- Five properties are under various stages of construction:
 - Ranch 1: No issues. Completion estimated for summer 2013.
 - Ranch 92: No issues. Started summer 2013. Completion 2014.
 - Elkridge 70: Excavation completed. No issues. Completion 2014.
 - Elkridge 52: Excavation in progress. No issues. Completion 2014.
 - Wildridge 35: Started in 2010. There has been no work in 2013. The General Contractor has quit. The owner was approached and agreed to remove construction material. ARC and Alpine will follow up with owner.
- Two properties are under review:
 - Elkridge 75: Approved. Staking in progress and ARC will do a site visit soon.
 - Wildridge 50: ARC did not approve design. A letter will go out to the owner this week asking for appropriate changes.

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

- Alpine is conducting property checks daily.

- Forever Green submitted a Spanish Peaks Trail System Proposal (dated 7/12/13). This report included a detailed inspection of our trail system and the costs to repair our trails. Most of the damage was from tree fall and erosion. **The Board asked Evergreen to stain/paint the picnic table on the Wilderness Ridge Trail and approved a motion to accept this bid.** The goal of this board is to maintain the trails in their original condition. Evergreen will start next week and complete this project soon thereafter. The board asked for follow-up pictures and will conduct a fall inspection of the entire trail system.
- The clarification of the Secor Excavation, Inc. road repair proposal was received. The “*Do Not Exceed*” \$25,000 was for **the first year only**, not the total 3-year cost. The following 2 years’ costs would be determined at that time.
- Brian Schmidt and Jon Olsen, an independent engineer, are waiting for the sale closing for the SPC before they approach the DEQ to review and update our permits. The repair to the ditches will probably take place in 2014. While there is no problem with delaying maintenance, there are a few areas that do need immediate repairs. We have time to complete the work in 2013 after the close of sale.
- The board received a bid from Knife River (dated 7/8/13) to chip seal all the roads that were not chip sealed last year. Overall, the Knife River proposal is approximately \$100,000 more than anticipated in last summer's reserve study. Knife River's cost per square yard for chip seal is in line with the reserve study: Knife River @ \$2.70 versus reserve study at \$2.85. The main difference is in the amount of square yardage. The reserve study only anticipated a need to chip seal and repair 80,900 square yards whereas the actual figure is 112,000 square yards with additional square yards for repair and restoration work and overlay. Knife River will use a higher gauge chip than last year and start work during the warmer months to avoid the problem of lose chips that we encountered last year. **The Board approved the Knife River bid with the exception of fog sealing and pick up chips. (Cost: \$347,300)** We will determine the need for chip pick-up after the work is completed. Work will start end of August.
- Alpine will get an update this week from Northwest Management, Inc., on the start-date for our forest management project. Work should be completed by Fall 2013.

Treasurer’s Report:

- The treasurer will present an *End of Third Quarter* review in August.
- Transfer Fees increased approximately \$24,000 last month and are up over \$62,000 year-to-date. They are well above the anticipated budgeted amounts.

Other Business:

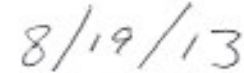
- Elkridge 53 CC&R violations: A certified letter will be sent to the owners requesting their compliance with the CC&Rs. The Sheriff will be asked for guidance incase the SPOA needs to remove any structures or signs.
- An email will be sent out to the members seeking volunteers for the Advisory Committee (AC).
- A notice will be posted on the SPOA website in regards to our current rules and the CC&Rs in general.
- A request from the Spanish Peaks Community Fund (SPCF) for the SPOA to donate playground equipment was delayed till after the closing of the SPC sale and permission was received from the new Declarant to place such equipment.

There being no further business, the President adjourned the meeting at 10:43 am.

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



Jon B. Dudley
Secretary for the Board



Date