



## SPANISH PEAKS OWNERS ASSOCIATION

### Minutes of Board of Directors Meeting August 13, 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.

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

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

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

#### Old Business:

**Meeting Minutes:** The board approved the minutes of the July 16th, 2012 meeting.

#### New Business:

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

- Alpine is conducting multiple weekly property checks.
- Maintenance and repair projects are progressing well as we move to the end of the summer season. The entry marker repairs are complete (Ousel Falls entrance and street signs, stacked rocks at side streets, trail repair). Chip and crack seal anticipated to be completed by end of August. The contractor is responsible for road closure signage and road control during the work.
- Alpine will obtain a proposal from K7 for a renewal of the snow plowing contract for 2013 so that the this item can be reflected in the 2013 budget being developed.

#### **Treasurer's Report:**

- Collections efforts continue with positive results. The association's largest problems remain the same 14 delinquent accounts that have remained challenges over the past few years.. Three additional accounts have had liens placed against their properties.
- Balance Sheet and Income Statement impact of Uncollected Assessment Expense for FY2012. The Treasurer reported that the write-off expense for uncollected fees will be approximately \$91,500 this year versus a budgeted amount of \$25,000. Of this amount, approximately \$42,000 will be for the write-off of assessments related to 14 delinquent accounts. These same 14 accounts had 75% of their uncollected assessment written off in FY2011, and now the remaining 25% is being recognized. An additional \$35,500 in FY2012 assessments, \$2,000 in late fees and \$12,000 in interest charges accrued relating

to these same 14 delinquent accounts will also need to be written off this year. Work will continue to seek recovery of these amounts by lien enforcement and through a collection agency.

- The re-sale of four properties has lead to transfer fee income for the third quarter of almost \$25,000.
- The Treasurer reported that the plan is to have a draft FY2013 budget available for consideration by the September board meeting so that any change in quarterly assessments can be reflected in the Q1 FY2013 assessment, which will be sent out in early October.
- The Treasurer reported that the actual cost of roadwork incurred is less than what was originally anticipated. The original anticipated cost of the road repairs for this year was \$220,000. When the work is completed at the end of August, total costs for this work will be \$152,504.
- **Reserve Study Update:** Reserve Advisors completed its on site visit in July. The SPOA expects the report to be back in September and anticipates utilizing the new reserve study recommendations in developing the 2013 budget. Overall the SPOA roads appear to be in excellent shape, with no sloughing or subsidence matters identified in review. There appear to be a few locations where the road edges are deteriorating due to soil erosion and these will be analyzed for recommendations to limit or remediate the erosion.
- **SPOA Counsel:** An engagement letter has been executed and the SPOA has retained Jennifer Farve of the Moore, O'Connell and Refling law firm in Bozeman as counsel to represent the SPOA.

**ARC Report:** The ARC has received applications for work on Wildridge 22, Ranch 1, and Ranch 125, and has issued completion letters to Wildridge 17 Ski Tip Glades 19, and Wildridge 32 for landscaping and other outdoor projects. The ARC also resolved a road damage matter with a contractor for work conducted on Wildridge 26.

**Other 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 9:35 am.

Date and time of next Board Meeting: 9:00 am MDT, September 17, 2012.



W. Dean Genge  
Secretary for the Board

September 17, 2012  
Date