

Alpine Lakes Ranch POA Board of Director's Meeting
Thursday, September 19, 2024 at 5:30 pm
MINUTES

The meeting was called to order at 5:30pm by Fran Cubberley.

- Proof of Meeting Notification

An email notification was sent by the Secretary on 9/15/24.

- Attendees

All board members were present at the meeting.

Property owners attending via Zoom were: John Thompson, Rod and Michelle Downey, Dani Carpino, Morgan Scott, Paul Jenny.

President's Report/Topics

- A motion to approve August 19 board meeting minutes was put forward by Shannon Sheldon and seconded by Christa Henderson. The motion was put to a vote by the board and passed unanimously.

- ALRPOA Attorney Update:

On September 6, Fran Cubberley had a phone call with Clay Buchner to discuss several topics.

1) There are 2 properties that are significantly in arrears for assessments. Clay will recommend a course of action to resolve the situation.

2) Fran asked about any liability issues that might result from using ranch volunteer labor to help with some ranch projects. Clay indicated that he will make a volunteer waiver available for our use. It is already developed.

- Selection of contractor for Bull Elk Project:

The Board of Directors has selected Underground Obstacles LLC as the contractor to mitigate the area on Bull Elk that has road and culvert damage due to compromised water flow.

- Prescribed Burns:

A series of prescribed burns in the area will begin soon. The Ranch will most likely see smoke from burns along Mill Creek and Turkey Springs. Please use caution if you have bad reactions to smoke.

- Water Augmentation Plan:

The next submission of the Ranch's Water Augmentation Plan is September of 2026. The preparation of this plan is cross functional between WATCO and the POA. Fran Cubberley, Gary Cuffin, and Greg Dickson will meet soon to develop the project. They will also consult with Craig Dollar, the Archuleta County Water Commissioner.

- Important Hunting Info for 2024:

There are several significant changes to big game hunting rules for this hunting season. The new rules are posted on the Ranch website.

Vice President's Report/Topics

- No update.

Secretary's Report

- 1 new real estate transaction (8 for 2024).
- Resident stickers will be distributed starting Sept 20, 2024.

There has been a very positive response to the resident stickers. Please consider taping them to the inside of your vehicle, somewhere on the driver's side. We realized the dirt roads on the Ranch will quickly obscure anything on the bumper.

Treasurer's Report

- No update.

Directors-at-Large Reports

Grazing: Laurie White

- Cattle will be moved from Alpine Meadows beginning on 9/21. There may be stragglers through Tuesday so if you fence out, keep your gates closed until then.

Roads: Shannon Sheldon

- Bull Elk update:

We are seeking permission from 2 property owners to allow access to their property beyond the 30-ft easement (if necessary). Underground Obstacles can begin the work within the easement area now. The project should be able to be completed before bad weather settles in.

- Future water solutions/ideas:

Water needs to be readily available to the current road contractor (NexGen) for use in grading Ranch roads. The current contract specifies that the Ranch is responsible for providing water for road maintenance. We can only use water from the ditch irrigation process during normal irrigation cycles. If we need water outside of the cycles managed by our ditch company (in compliance with CO water resource regulations), we have to determine a reliable and cost effective mechanism for getting water to the road contractor.

We had to haul 23 loads of water this year for the last round of grading.

Brainstormed ideas included:

- Build an improved road to Spence Lake that can support use by a water truck; then source the water from Spence Lake. This would be very costly.
- Rent a pump to pull water from Spence Lake up the 700 ft hill to where a water truck could be pumped. Shannon Sheldon has some research and the cost of a pump with a generator is about \$3800/month. There are some logistics challenges around the management of a pump. Rod Downey suggested that we consider using an electric pump with a floating uptake valve.
- Christi Hester suggested that we investigate an electric pump and pipeline that might be able to be used at Spence.

The next steps are for the Roads Committee to begin a deeper dive into options.

- Data gathering/preparation for future contracts:
 - Per John Thompson- grading and water go together- can we use pump that's on the water truck? Per Shannon Sheldon, our current contract requires that the Ranch supply the water.
John thinks that we have an unreasonable cancellation notification clause (6 months) and it should be more like 30 days.
John will help Shannon prepare the Request for Proposal (RFP) for the next road maintenance contract.
 - Dani Carpino asked for clarification of the payment mechanism to the roads maintenance contractor. She referred to the monthly payment as a "retainer" but it was explained by Shannon

Sheldon that it's an amortized schedule of payments against the total contract value, rather than an upfront lump sum payment. The work against the contract is reconciled and reviewed by Shannon. After the plowing season, any funds available against the contract are applied to road maintenance until it's drawn to zero. If funds are left over, the Ranch receives a credit.

- Dani Carpino asked if any excess funds could be applied to materials. Shannon Sheldon explained that we don't use materials in grading. However, some icy areas of certain roads could benefit from having chip/sand/lava rock barrels in key areas. Rod Downey said he could possibly help spread material, called chips, if there was a convenient stockpile.
- Shannon noted that some road areas are in shadow and very icy; they might require plowing when less than 6" of snow on the ground.
- John asked how many plows were completed this winter. Shannon Sheldon said 5 full plows plus several half plows on Bull Elk.
- There was a discussion on where the roads are a problem due to crowning and where the bar ditches are filled in. Christi Hester knows of a bad area in Elk Ridge where the bar ditch needs attention. Shannon commented that we need to prioritize problem areas and have a multiyear plan to fix them.
- Next steps are follow up by the Roads Committee to:
 - gather needs for next road maintenance contract.

- evaluate road sections that are particularly damaged or unsafe and provide an update to Shannon Sheldon.
- continue to evaluate ideas about non irrigation cycle water availability for use in road grading.
- Scope of involvement of Roads Committee volunteers:
They are property owners who are chartered to advise, evaluate potential solutions for road issues, and to act as “eyes and ears” on the Ranch for all aspects of our roads. Christi Hester chairs the committee and serves as liaison to Shannon Sheldon, the Roads Director.
- Road signs:
Shannon will order them.

Architecture: Christa Henderson

- Christa approved new structures on 3 properties.

Partners

WATCO: No update.

DITCH: No update.

Old Business:

- POA President's email address is now ALRPOAPRES24@yahoo.com
- Architecture Director's email address is now ALRPOAARCH24@yahoo.com

New Business:

- Proposed Annual Assessment Increase for 2025:
 - POA Assessments have not increased in more than a decade. Inflation over that period was 25%. We expect the costs of new service contracts and goods to increase significantly in 2025-2026.
 - The Alpine Lakes Ranch Covenants allow for a 12% annual increase if approved by the majority of the vote.
 - Fran Cubberley asked for a motion to be put forward for a ballot vote on a \$120 (12%) increase of Alpine Lakes Ranch annual property owner assessments.
 - Laurie White put forth the motion, and Shannon Sheldon seconded the motion.
 - The vote was put to the Board of Directors and passed unanimously.
 - The ballot requires a hard copy delivery through the US mail. Fran Cubberley will develop a letter to owners, a ballot, as well as request form for the best way to communicate with owners in the future.
 - Cornerstone will administer the ballot process.
 - We are targeting early October for the postal mailing; we will use our email process to validate the US mailing date.
 - Dani Carpino and John Thompson both expressed their support for the increase and think that the other property owners will be supportive too. John suggested that a very clear letter about the financial facts and the reason for the need to increase the 2025 assessment.

Miscellaneous:

Laurie White suggested the need to put resident stickers in a place that remains visible on ranch vehicles.

Adjourn:

The meeting was adjourned at 6:30 pm.

Q&A

- Morgan Scott asked if the Bull Elk repair was a permanent or temporary fix. She also asked what the cost of the contract is.
- Shannon Sheldon and Fran Cubberley voiced their support that, while roads can change a lot in our mountain environment, it is hoped the repair is a final one and is effective for many years to come. We need to be more proactive in identifying risk areas where water flow is being redirected due to blockages.
- The contract for the repair of Bull Elk by Underground Obstacles, LLC is \$25,000.
- Dani Carpino volunteered to review any contract proposals associated with the next road maintenance contract. Fran Cubberley responded that it is the responsibility of the Roads Director to review all responses from Alpine Lakes Ranch Request for Proposals (RFP) as well as any subsequent contract negotiation language/final contract review. The Roads Director is supported by the Roads Committee, many of whom have expertise in both contract management and road construction.
- A question was asked about what was meant by “chips” as road material. Rod Downey explained that “chips” are small, grippy stones. They have edges

that help provide traction on ice. New Mexico uses a lot of lava rock as an alternative to chips.