



**ALPINE MOUNTAIN
RANCH & CLUB**

STEAMBOAT SPRINGS, COLORADO

ALPINE MOUNTAIN RANCH ASSOCIATION

Annual Association Meeting Minutes

December 21, 2020

Draft

I. CALL TO ORDER/OPENING REMARKS – ANDY DALY

The annual meeting was called to order by Board President, Andy Daly, at 10:02am MST. Andy Daly welcomed the membership, announcing that the ranch is open for winter activity and that the year closed out very promising while looking forward to an action packed 2021. He also introduced new Property Manager, Joey Rind, as well as welcomed the new and growing staff of Alpine Mountain Ranch & Club.

II. ROLL CALL – JOEY RIND

Members present via teleconference:

Jason Parkman – Lot #1
Brian & Virginia Liverman – Lot #7
Jeffrey Hecktman – Lot #11
Mary FitzSimons – Lot #14
Russ Sherlock – Lot #15
Chuck Reuben – Lot #18
George Stropoulos (Guest) – Lot #19
Fred Taylor & Claudia Garza – Lot #20
Diane Benck – Lot #28
David Dacus – Lot #29
Bill Butler – Lots #30 & #32
Steve Speer – Lot #31
Kirk & Allyson Shryoc – Lot #33

Representing Alpine Mountain Ranch & Club/Corporex:

Suzanne Schlicht, Senior VP & Director of Sales
Joey Rind, Property Manager
Kristin Hager, Administrative Assistant
Bill Butler, Developer

III. INTRODUCTION OF JOEY RIND, PROPERTY MANAGER

Mr. Daly handled intro within the opening remarks.

IV. WELCOME NEW OWNERS 2020

1. Parkman – Lot #3
2. FitzSimons – Lot #14
3. Reuben – Lot #18
4. Taylor/Garza – Lot #20
5. Hiltz – Lot#38

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6. Monohan – Lot #60
7. Shryoc – Lot #33
8. Strompolos – Lot #19 (Spring 2021)

V. APPROVAL OF THE DECEMBER 17, 2019 ANNUAL MEETING MINUTES

Motion to approve as stated by Steve Speer, seconded by Russ Sherlock and unanimously approved.

VI. 2020 FINANCIAL REVIEW

- Annual assessments increased \$1K year over year per lot owner (\$7,420)
- Four lots moved and three more released and assessed going from 47 lots paying dues in 2020 to 50 in 2021
- Briefly reviewed 2020 YTD expenses, estimated actuals
- Income in Primary Categories
 - Design Review Board
 - Working Capital
- Metro District owns & operates the roads, water system and associated maintenance, and amenity buildings
 - Road maintenance & snow removal, paid to Metro District as part of its overall operating contribution, set HOA budget at a deficit for 2020
 - A contingency now in place for 2021 (\$15K)
 - Possibility of an additional contribution to Reserve Fund if contingency fund not needed.

VII. BOARD APPROVED 2021 BUDGET

Motion to approve 2021 budget as stated by Chuck Reuben, seconded by Russ Sherlock and unanimously approved.

VIII. 10-YR CAPITAL PLAN

- Discussion ensued regarding forestry management plan to alleviate possible wildfire issues.
- Andy Daly agreed and assured the group there is a plan in place that will continue to be developed as the community grows and construction become more evident. The ranch has been working with the US Forest Service on a mitigation plan as outlined in the Wildlife Mitigation Plan and through a partnership with the USFS in 2018 performing mastication.
 - Clearing standing dead
 - Brush cutting oak brush
 - Clear fuel while respecting integrity of wildlife habitat
- Suzanne Schlicht highlighted Capital Reserve projects for both the HOA and Metro District in 2021.
 - HOA
 - Livestock Shelter
 - New Trail Development/Signage
 - Recreation Equipment
 - Metro District
 - Asphalt Sealing & Repairs/Guard Rail Replacement

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IX. METRO DISTRICT UPDATE

Andy Daly, along with Suzanne Schlicht and Bob Dapper, currently sit on the Metro District Board. Daly discussed the 10yr. plan while explaining the Priest Creek Subdivision relationship.

- Infrastructure improvements
- Identifying other needs for improvements ongoing
- Water Metering Project (including Priest Creek Subdivision)
 - General water supply concerns
 - Loss of water/alarm
 - More economical approach is installing a remote metering system. Project to include purchasing new meters (paid for by individual owners) with installation costs covered by the Metro District
 - Important improvement with financial benefits
- Planning on refinancing bonds from 9% to 5% interest rate
- Steve Speer clarified that previous issues with water leaks came from the Priest Creek side, including a major leak in the line in summer 2020 and draining the tank
 - Integrated System

X. SALES UPDATE – SUZANNE SCHLICHT

- In 2020 sold five lots and two market homes
- 2020 amounted to best sales year yet for AMRC
- With COVID, luxury market rebounded
- The owners of the five lots sold in 2020 have entered into contracts to build in-house by Alpine Master Builders (AMB) in 2021. AMB will construct three market homes as well in 2021.
- Lots 44, 17 and 36 scheduled to be built as next three market homes
 - 4500-5500 sq. ft.
- Joey and team to manage impact of new construction and keep owners updated
- As many as 20 new homes could be completed by end of 2022

XI. DEVELOPER UPDATE AND FUTURE PLANS – BILL BUTLER

- Emphasized the importance of maintaining control of the design and construction as a key component of the growing community
- High touch approach, inspired by fall 2020 visit to Yellowstone Club
- Protecting the investment, building with commitment
- Intend to be known as the premier development/world-class community
- Quiet, peaceful & secure, positive, and protected
- Taking a calculated approach, a series of steps, policies, ambience and mountain contemporary architecture a priority
- Actions Taken
 - Professional HOA manager to enhance services and activities
 - Concierge services to elevate lifestyle
 - Alpine Mountain Summit Club

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- Exclusive fishing rights
- Trails and ongoing maintenance
- XC Skiing/Snowshoeing/Sledding Hill
- Catamount cart path connection
- Lakeside Amenity Building (Planning Phase)
 - Conceptual plans presented
 - Mountain contemporary architecture
- Met with positive owner feedback
 - Questions included timeframe
 - New and updated guest accommodations
 - Focus on amenities
 - Mr. Butler stated he'd like to see 25 families in community, approximately two years from start.
 - Considerable discussion ensued specific to guest accommodations with a concern for cost, increased HOA costs, operating expenses, HOA vs. MD and taxes.
 - Action Items/Concerns:
 - HOA Survey Results
 - Form homeowner committees of interest w/guidance from Executive Committee
 - Identity vs. Exclusivity & World Class
 - Sense of community, peace, nature and wildlife
- Front Range Marketing
 - Big investment in sales & marketing with a focus on the Denver market, also looking to markets in Florida, California, Chicago and Texas.
 - Keeping the momentum going with a goal to meet vision

XII. APPOINTMENT, NOMINATION AND ELECTION OF OFFICERS

- a. Suzanne Schlicht has been appointed to replace Bob Dapper
- b. Russ Sherlock (Lot #15) has been nominated to serve and has accepted the nomination
- c. No other nominations made, new officers have been elected by acclamation and approved unanimously.

XIII. OTHER BUSINESS AS MAY PROPERLY COME BEFORE THE ASSOCIATION

- N/A

XIV. ADJOURNMENT

Motion to adjourn by Bill Butler, seconded by David Dacus and unanimously approved at 11:54am MT.