

Alpine Meadows Condominium Association
2024 Annual Meeting
December 10, 2024 – Oregon Public Library Community Room - 6:00 p.m.

1. Meeting called to order at 6:03 p.m. by Paul Tibbets
2. Roll call
3. Proof of Notice of Hearing
4. Proof of Quorum
 - a. Quorum was met per Amy Smith with 48 either present or via proxy
 - b. 44 votes: 34 approve of the budget, 10 against
 - c. All board members who ran were re-elected
 - i. Paul Tibbets (180), Marte Pohlmann (318), Dave Stelmaszewski (136), Su DaWalt (111)
 - ii. New board member, Michael O'Connell (322), was elected by unanimous vote, replacing Gene Stageberg; Gene did not run pending an upcoming move.
 - iii. The Board sincerely thanks Gene for his years of faithful service to the Association.
5. Approval of 2023 Annual Meeting Minutes
 - a. Discussion
 - i. Power washing buildings – did not take place in 2024; is planned for spring of 2025, preferably prior to full leaf-out; must be grass/flower friendly
 - ii. Replacement of missing shrubs – did not take place; impacts aesthetics of the association and resale value of homes; is on the Boards To-Do List as funds allow; replacement of leaking roofs and removal of additional dead trees took precedence.
 - iii. Weeds in garden area – weeds should be managed by Alt's (spraying); weed pulling in rock areas around condos is not in their purview; some residents mentioned trimming missed by Alt's at various times during the season; it was stated that topsoil is needed in areas, along with repair and reseeding. This will be assessed again in the spring.
 - iv. Garden Committee – was not implemented this last year; volunteers were asked for, with a meeting to be called in early March – volunteers are Su DaWalt (111), Barb Maguire (148), Linda Krengel (164), Taylor Sohn (172), Dana Gempler (208), Amy Szprejda (258), Marte Pohlmann (318), Holly Rausch and Roger Sailing (321); if someone needs weeds pulled and is unable to do it, Brian O'Malley in 236 is willing to help.
 - v. Rewrite of bylaws/change of annual meeting date - fiscal impact? There would be a fiscal impact as the Bylaws would need to be re-filed with the State. Amy Smith will send these two documents to owners via email as many do not have current copies.
 - vi. A request was made to increase communication regarding association management activities. Not everyone is on Facebook; email is better.
 - vii. A request was made to provide more notice of dues increases; a projection for future years would be appreciated; increases are based on the Reserve Study; we are one year behind on implementation; scheduled fee increases should cease by 2030; budget increases (largely due to increases in insurance for our buildings) also impact dues.

- viii. Tree maintenance – there's a dead tree behind #324 (Paul is aware; removal will be scheduled); a maple is requested as a replacement; damage was done to a tree in front of #324 by Alt's staff; owner hopes the tree will survive
- ix. Linda Stageberg made a motion to approve the 2023 Annual Meeting Minutes; Marte Pohlmann seconded the motion.

6. Old Business

- a. Two leaking roofs were replaced (\$116,000); we are halfway done; 7 left to do
- b. Potholes were patched
- c. Finishing work related to the retaining wall behind a 6-unit building was completed

7. New Business

- a. Replacement of three roofs will take place in 2025
- b. Dryer vent cleaning – occurs every 3 years; owners will be notified when scheduled; owners pay a reduced fee for this service; it is advantageous for owners to be home while this cleaning is completed if possible.
- c. Driveway to be repaved a couple years after roof replacements are completed; patches need to be level; request was made to install removable speed bumps at the corners on the Circle.
- d. Questions/Clarifications
 - i. Are shutters coming down? Only upon re-siding; the Board has been advised not to reinstall them.
 - ii. Storm door – the green doors are no longer available; black is the current standard
 - iii. Realtor signs should not be posted in the year of the unit; realtors have numbers for the “Unit Available” signs at the entrance to the Circle.
 - iv. Arbor Vitae – all are overgrown; trimming is expensive and has been a low priority; some are rubbing on new roofs; some owners have requested removal or permission to do this themselves; **check with Anchor prior to taking them down**; Paul can help with some removals.
 - v. Fireplace cleaning – there are enough owners wanting this service to receive the discounted price; Su will contact TC Fireplace for scheduling.
 - vi. Amy Smith will send a reminder to owners about the dues increase effective 1/1/2025, so automatic payments can be adjusted.
 - vii. Maintenance items noted - Taylor Sohn (172) has noticed her patio slab settling; Sue McGrath (324) and Sharon Zorko (313) have chipmunks burrowing under their patios; Barb Maguire (148) still has an issue with the sump pump running almost continuously and has a sinking area in the back yard – she reports no drain tiles were ever installed.

8. Approval of 2025 Budget

- a. See 4.b. above

9. Election of Board of Directors

- a. See 4.c. above

10. Adjournment –

- a. Marte Pohlmann made a motion to adjourn the meeting, Gene Stageberg seconded
- b. Motion passed and the meeting adjourned at 7:19 p.m.