

Alpental Community Club December 12, 2009
Winter Meeting Minutes (Draft)
Held at the Alpental Lodge

The meeting was called to Order by KG (Gilje) at 3:40 pm

- It was announced that prior to this meeting the ACC Board had appointed/elected KG - President ProTem, Mark Beach – Treasurer Pro Tem and Jason Townsley - Secretary Pro Tem for this meeting only (all in attendance) as Board President Fawn Spady and Secretary Kevin Wolcott could not attend the meeting due to previous commitments.

All were welcomed and introductions by the board and members followed. The Palmers were welcomed as new members.

A request was made to approve the summer meeting minutes. A motion to approve the minutes was made and seconded and the motion passed to approve the minutes.

President Report – In lieu of the Presidents report KG thanked Fawn Spady, the outgoing President for her work on the Board in filling the vacancy left by Shawn Nixon who had moved. KG reviewed ACC Rules relating to the winter season, these are also available on the ACC web site.

Committee Reports

Architectural – Kathy Jensen gave the Architectural Committee report and reviewed this year's walk around results. Letters have been sent to those in violation and where recommendations were made. It was stressed that some chalets still do not have clearly identifiable house numbers which is imperative for emergency service providers such as police, fire and aid units. Procedures and fines were reviewed. Board Action to follow.

Fire Hydrant Covers – Mark Beach discussed the new hydrant covers and explained that these were built, owned and primarily funded by the Snoqualmie Pass Utility District. The ACC did contribute \$3,000 from our maintenance towards the construction of the 12 hydrant covers as well as agree to paint them to ensure an aesthetically pleasing end product that blended with the neighborhood. Mark thanked those that volunteered to paint the hydrants.

Signs – Mark Beach discussed the completion of the entry rock signage at a cost of \$1,500. The ACC is hoping to make some planting improvements around these rocks in 2010.

Treasures Report – Mark Beach gave the treasures report as well as a budget hand-out (attached). He also discussed the small claims court victory to collect \$5,000 in past due HOA dues and thanked Fawn Spady for her assistance. The 2010 budget as attached was presented. A motion was made and seconded to adopt the budget as proposed and the membership voted to adopt the budget.

New Business – Items were referred to old business as a more appropriate venue.

Old Business –

Snow Removal – There was much discussion regarding snow removal including our contractor, accountability, methods, expectations, etc. Most felt our contractor was performing well under sometimes very difficult conditions. Members were reminded we own property in a harsh winter mountain environment and we should all be prepared for mountain conditions with the appropriate vehicles, tires and equipment. Members were asked if they have a complaint with the contractor relating to ACC roads to please contact a Board member and not the contractor directly. If you have a separate contract for your driveway, then contact the contractor for those inquiries.

It was requested that the ACC contact the Ski area to request they not berm the Acc entrances when plowing.

Web Site – It was voiced that the ACC web site was not that helpful in that it is not being updated. This is a Board responsibility as it was announced that we have a volunteer who will update the site if asked and given the information.

Speed Bumps – It was requested that the Board install two new speed bumps during the summer, one on the loop road and one on the hill road. A motion was made and the membership voted affirmatively. A request was also made by a member that about an 8' space be left between the centers of the speed bumps to accommodate a motorcycle. It was decided the speed bumps would be funded from the maintenance budget line item.

Election of New Director – The floor was opened to nominations of anyone interested in serving on the Board. Ryan Graham was nominated and with no other nominations received Ryan was duly elected to serve as director for the next 3 years.

The Summer Meeting & Clean-up was tentatively scheduled at Alpentel for Saturday June 5th, 2010

KG thanked all who attended as well as the board members and volunteers.

The meeting was adjourned at approximately 5:30