Alpine Meadows Improvement and Service District
Monthly Meeting
February 8, 2017

Item I: Meeting Called to Order:
The monthly meeting of the Alpine Meadows Improvement and Service District (ISD) Board of Directors was called to order at 12:04 p.m. MST by Laura Ladd on Wednesday, February 8, 2017 at the Meridian Group offices located at 330 North Glenwood in Jackson, Wyoming. Directors Laura Ladd, Jane Chapman, Bill Wotkyns and Amy Simkin were in attendance. Lisa Paddleford was present to take the meeting minutes.

Item II: Formal Approval of 1/06/17 and 1/25/17 Meeting Minutes:
Amy made a motion to adopt the meeting minutes as presented. Jane seconded the motion and the meeting minutes were unanimously approved.

Item III: Review Bids:
None.

Item V: Claims Approved:
Bill made a motion to approve the claims totaling $8,095.00, which Amy seconded and the Board unanimously approved.

Item VI: Claims Rejected:
None.

Item VII: Agenda Matters:

- Review of Budget-to-Actual and Monthly Cash Flow Reports
  Other than the two line items that are over-budget, the former looks fine. Jane reports $20K came in as revenue in January; everything else looks good on the latter report.

  Lisa asked whether the picnic pavilion improvements should be reflected as a physical asset or a capital expense on the monthly cash flow report. After discussion, the Board wants to reflect the improvements as a physical asset, as the monthly cash flow report reflects it now.
- Review of January 2017 Bank Statements and Reconciliations
  Jane said all statements and reconciliations match.
- ARC Review January 2017
  Lisa spent a total of 0.50 hours answering questions from a builder regarding placing a modular on Lot 27 and questions on the sketch plan submittal.
- Review Applicants for ISD Board Seat Vacancy
  After the Board discussed what they felt were the most important factors in considering a new appointment to the Board (owner who resides full-time in the subdivision), Jane made a motion to appoint Kelley Tetrault, which Amy seconded - the motion was unanimously approved.

  Laura would like the other applicants for the ISD board to consider applying for a seat on the AMPOA board, which will have all three seats up for re-election next month. Lisa will contact those people and also send out an email which will remind all property owners to apply if they are interested in running for a seat on that board or the ARC, which has a vacancy after Mike's resignation.
- Annexation
  The Board agreed that the feedback from members at the January 25th meeting was supportive of annexation, as was each board member's. Before taking a formal vote, Laura shared that she had a phone call with the Mayor, at which time she expressed her opposition to having the annexation process be a cause of expense for the ISD and didn't want to go through a protracted negotiation with the Town. Laura and the Mayor discussed that the Town also has an obligation to the State to pursue annexation as part of its purchase of North Star Utility. The Mayor agreed and indicated he would try to garner support for the proposal provided it reflected what's been discussed to date and move it through quickly. The Board also held a discussion about what stipulations it would make in order for annexation to occur, namely 1) having the Town take over the roads and open space (which would include snowplowing, road maintenance, and

weed/fire control); 2) keeping control of the chip-seal reserve and adding to the reserve through collection from the members each year until 2020 (with a side agreement for the Town to perform maintenance and chip-sealing when needed); 3) keeping the current POA and ISD structures of governance in place; and 4) request that the Town develop regulations for the use of the picnic pavilion that would protect the residents from excessive noise and noxious activities, perhaps with some posted hours of operation. The Board agreed that it would be in the ISD's best interest to engage legal counsel to have a formal annexation request drafted; Laura will reach out to Paul D'Amours to request that he draft a formal document; she will act as the point of contact for this work.

With that, Amy made a motion to, based on support provided by members and the Board itself, pursue annexation with the Town of Alpine. Bill seconded the motion, which was unanimously approved and passed by the entire Board.

- Short-Term Rental Activity, Lot 59
  The Board reviewed the draft letter to the owner of Lot 59 and asked that the hearing date be changed to March 7. Since the owner declined to pick up the certified mail sent to him, Bill said he'd call him to confirm he had received and read the letter that was emailed to him. Lisa will finalize the letter and send to the owner, again via certified letter and email.

Item IX: Other Matters Discussed and Action Taken, If Any:

- The next monthly meeting of the AMISD board of directors will be combined with the annual meeting and will take place immediately after the annual AMPOA Members Meeting, which will be held on Tuesday, March 7, 2017 at 5:15 p.m. MST.

Item X: Adjournment:
With no further business to discuss, Amy made a motion to adjourn the meeting, which Jane seconded. The meeting was adjourned at 12:57 p.m. MST.

Respectfully submitted,

Laura Ladd
Vice President – Alpine Meadows ISD Board of Directors

Jane Chapman
Treasurer – Alpine Meadows ISD Board of Directors