Alpine Meadows Improvement and Service District
Special Board Meeting
April 23, 2018

Item I: Meeting Called to Order:
A special meeting of the Alpine Meadows Improvement and Service District (ISD) Board of Directors was called to order at 12:03 p.m. MDT by Laura Ladd on Monday, April 23, 2018 at the Meridian Group offices located at 330 North Glenwood in Jackson, Wyoming. Laura Ladd called in to the meeting while Directors Jane Chapman, Amy Simkin, Kelley Tetrault, and David Miller were in personal attendance. Lisa Paddleford was present to take the meeting minutes.

Item II: Agenda Matters:

- Recap of TOA Public Hearing on Annexation (April 17)
  Laura thanked Kelley and David for attending the hearing. Kelley provided the following highlights:
  - Ownership and Maintenance of Roads: The Town proposes taking ownership and paying for maintenance expenses beginning May 1, 2019. The Board would rather see the Town take responsibility for the roads immediately upon annexation. Town officials stated they might be able to perform the snow removal less expensively; if that was the case, it would reimburse the ISD the difference. Laura suggested asking the Town for a proposal for snow removal, which the Board will need to prepare a budget for the 2018-2019 fiscal year. Lisa will approach the Town with this request.
  - Chip-sealing: The Town would like the ISD to hold the reserves being collected for this work. Realizing the Town doesn't normally collect reserve funds, and to insure adequate funds are in place when it is needed, Laura suggested the ISD continue collecting funds despite the Town eventually taking ownership of the roadways. Jane thought it would be prudent to request that funds which have been, and will continue to be, collected for chip-sealing be used for that specific purpose at a date specified by the ISD.

    A discussion on the issue of ownership to the center of the roadways again ensued. Laura felt the Board should craft a response to the Town on the terms of annexation but seek a legal opinion on the issue of roads. Laura emphasized it would be more beneficial to focus the correspondence on the general underlying principles for annexation and not get "stuck" on specific points.
  - Open Space: Kelley said the seven (7) other homeowners from Alpine Meadows expressed their desire to have the POA retain ownership of the common area lots. The majority of Board members said they would also be willing to pay more in annual fees to keep the open space private. Since the Town doesn't plan to make improvements or provide water to these properties (per a draft annexation agreement given to David during the public hearing), the Board unanimously agreed it would continue to maintain the open space and pay the Town's readiness to serve fees. The Board also agreed it should reserve funds to pay for maintenance of the pathways.

    Since no one but David has seen the draft annexation agreement, Lisa will scan and email the document to the Board for their review.
  - Utility Rates: Laura felt the Board should advocate for property owners to pay no more than $5K in aggregate in connection fees (3/4") as this parameter was documented in North Star Utility's sales contract. Board members thought it is reasonable that the Town is asking for an increase of connection fees for a 1" service. Laura noted the developer of Alpine Meadows, Alpine Junction, LLC, has the right to allocate the additional ERUs it purchased (approximately 80) as its discretion. Should the developer elect to not distribute additional ERUs to commercial properties as a condition of a sale, the Town would be within its right to charge owners of commercial property for additional ERUs.
  - Land Planning: The Board reviewed the comparison Lisa provided of the Town's and Alpine Meadows' architectural requirements and review processes. All agreed the stricter rules will apply but expressed concern on how the two review processes would be stream-lined into an efficient experience for the property owner. Jane noted property owners in Indian Trails go through two review processes and there aren't any complaints. Building permits in Alpine are $500 and non-refundable. Lisa will ask the Town to explain how they envision the review process will work.

In closing, Amy stated that she supports annexation because she wants lower water bills, especially during the summer when they consume more water to irrigate their lawn. She feels the current water rates are a deterrent to marketing. Laura commented that she, too, supports annexation but if connection fees increase, that would be a reason for reconsideration.

- Discussion About Filling Position of Administrative Assistant
  Lisa left the meeting at 1:00 p.m. and the Board went into executive session. The Board returned from the executive session at 1:30 p.m.

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

- The next monthly meeting of the AMISD board of directors will be held on Tuesday, May 8, 2018 at 12:00 p.m. MDT.

Item IV: Adjournment:
With no further business to discuss, Laura made a motion to adjourn the meeting, which Jane seconded. The meeting was adjourned at 1:30 p.m. MDT.

Respectfully submitted,

Laura Ladd (mp)
Laura Ladd
~~Vice~~ President – Alpine Meadows ISD Board of Directors

Jane Chapman
Jane Chapman
Treasurer – Alpine Meadows ISD Board of Directors