

AVR Board of Directors Meeting Minutes

Date: February - March 2024

Location: Conducted via Email and Approvals

Directors in Attendance:

- Mat Perkins
- Kristin Miller
- Dave Jenkins

Summary of Activities and Decisions:

February 4, 2024:

- Agenda Item: 47 Alpine Village Loop Variance Request
 - Received a variance request for an EMS crew to lease the building at 47 Alpine Village Loop.
 - Reviewed the CC&Rs and Bylaws and consulted with the HOA Attorney regarding a potential member vote.
 - Legal wording for the variance change received from the Attorney on February 24.
 - Vote initiated among members on February 28-29, resulting in the proposal not achieving the required 51% approval.

March 4/6, 2024:

- Discussion on Vote Results:
 - President Mat Perkins and the HOA Attorney reviewed the vote results in conjunction with Palisade Investment's attorney, current board members, Trevor and Morgan Funk.
 - Clarified that votes for zoning-related proposals should come exclusively from members owning the same lot type as the one proposed for change.

March 6, 2024:

Received request from Tyler Davis for Lot 53 for the below request. We need to put this on the next agenda to discuss.

"What do I need to formally do for the HOA other than this draft plat showing new boundaries? I would like the 2 acres by the highway to be zoned commercial and the 4 acres residential for multifamily and/or single family."

March 12, 2024:

- House Plan Approvals:
 - Approved house plans for Lot 7 Alpine Village (Janette Residence) and Lot 7- 53 Court Road (Milton Site).

March 15, 2024:

- Member Newsletter Released:
 - Included Annual Meeting Dates, EMS vote results, and procedural insights from the vote review.
 - Noted that the EMS proposal did not pass and highlighted the voting process requirement for zoning changes.

2024 Annual Meeting - Board Candidate Submissions:

- Robert Wachter
- Courtney Shondel
- Joe Tomkinson
- Raj Narayanan

EMS Vote Results Summary:

- The vote on the proposed variance for EMS at 47 Village Lane did not pass (did not receive 51% approval).
- Legal review indicated that such zoning-related votes must be from members owning the same lot type.
- No subsequent vote has been requested for Multi-Family lot owners specifically.

Communication and Next Steps:

- The board commits to transparency and will inform members of any developments or necessary actions regarding the EMS variance proposal.

Recorded by:

Kristin Miller