



Mrs. Petersen called the meeting to order at 6:03 PM.

Present were:

Kristen Petersen	President
Brad Helton	Vice President
Emily Stein	Secretary
David Fulton	Treasurer
Steve Garcia	Director at Large
Jim Lovewell	Director at Large
Lynne Zuluaga	Director at Large
Derek Patterson	Balanced Bookkeeping

* 5 residents were in attendance

Owner's Forum:

None submitted.

Hearing(s):

None.

President's Report:

Mrs. Petersen discussed the current CSU Fiber installation project; they are entering Phase II. A question-and-answer period followed. It was noted that CSU charges a \$950.00 fee to remove the new upright pedestal for the service.

Treasurer's Report:

Mr. Fulton reviewed the finances. A new CD is being sought upon expiration (1156) on 4-8-26.

The 2024 Audit was reviewed; no discrepancies were noted.

The 2025 Audit is in progress.

The AGED Receivables report was reviewed.

Secretary's Report:

A motion to approve the October Board & Budget meeting minutes and the Annual Meeting minutes carried 7-0.

Committee Reports:

The 2026 Priority List was reviewed.

The 2026 Committee Member List was reviewed.

Mr. Garcia presented the **Safety & Security** report.

Mr. Lovewell presented the **Landscape & Infrastructure** report.

Mr. Helton presented the **Communications** report.

The spring newsletter is in progress.

Mrs. Zuluaga presented the **Community Events** report.

Food truck events will begin in May.

Mrs. McArthur presented the **Alpine Glen** report.

Bids were sought for a new landscaping contractor. A motion was made to approve the bid from Fisk Landscapes, which carried 7-0 in favor.

The CSU Business Irrigation Rebate form was submitted last month.

A motion was made to approve the Alpine Glen special assessment/budget request, with a proposed \$ 1k-per-home fee (38 homes). If passed, the fee will be due in 60 days and will cover perimeter stucco wall repairs and painting, as well as painting the black fence (in the wall). The meeting will be held on Zoom in April.

Manager's Report:

Mr. Patterson reviewed the updated **Monthly Activity Spreadsheet**, which includes owner concerns, ARC approval requests/review times, monthly inspection notices/owner responses, the number of 1st and 2nd violation notices issued each month, homes requesting more time for compliance issues, previous Hearing status, new or possible Hearings, and the extra duty/private security patrol schedule.

The **Lawn Care** report was reviewed.

The **2025-2026 Water Usage** spreadsheet was reviewed.

Old Business:

The owners of 8155 Table Mesa Way submitted a request for a short-term rental permit. A question-and-answer period followed. The owners were notified that the Board will further discuss the request and notify them of the decision. After further discussion, a motion to approve a permit was made, noting

the home could be leased for less than 6 months but not on a daily/weekly basis, such as VRBO or Airbnb, but rather in a traditional lease for up to 3 months. The motion carried 7-0.

New Business:

There was a discussion on possibly paying for a porta-potty for Woodmen Valley Park, as the City removed it due to budget constraints for the winter. Pricing was obtained from different vendors. It was noted that a new unit was recently installed, but it's unknown whether it was installed by the City. A motion was made to pre-authorize funding for a porta-potty if the City did later remove the unit, which carried 7-0 in favor.

Mr. Patterson briefed the Board on an upcoming Fire Department Wildfire Mitigation project at Mt. Saint Joseph and tracts around Ms. Saint Francis [three areas east of Needlecone Lane]. The Fire Department stated they may need access to Area 4, but plan to try to access it from Owl Canyon Road. A stewardship agreement was signed, granting access.

Mr. Patterson briefed the Board on a proposed state law (HB 26-1099) that has not yet been passed.

The insurance renewal with Farmer's for 2026-2027 came in under budget for the year.

The Board stated they would go into **Executive Session** to review a legal opinion about granting the City an easement on Angelstone Street.

The meeting was reconvened, and a motion to deny the City an easement carried 7-0 in favor. Work will continue to develop and/or implement options for private trail access to Blodgett Peak Open Space.

The meeting was adjourned at 7:36 PM.

The next meeting will be held on April 8th, 2026, at 6:00 PM.

Emily Stein

Emily Stein
Secretary