

**Alpine Village Association  
Saturday, May 3, 2014**

Owners Present

Jim Thompson	Unit 741	Neil Sitko	Unit 734
Sue Taras	Unit 773	Don Smith	Unit 778
Kathi Rankin/Bill Wolowich	Unit 727		

On the phone:

Dan Patterson	Unit 780	Joe Schriener	Unit 762
Greg Seach	Unit 777	Charles Harris	Unit 729

Proxys Received

Jill Craig	Unit 736	John Ray	Unit 743
Kay Benesh	Unit 744	Greg Schwepe	Unit 763
John Burnette	Unit 763	Janet Riehl	Unit 774
Ryan Rocia	Unit 775	Kim Hudolin	Unit 781
Ryan Roscio	Unit 783		

Boyer Representatives present were Leanne Wells and Robin Montero- Owner Services, Brad Keen- GM Boyne Highlands.

The meeting was called to order at 3:00 p.m. by Leanne Wells and it was acknowledged that a quorum had been met.

Boyer Update- Brad Keen- GM of Boyne Highlands and VP of Food and Beverage

- This was a rough, long winter. Fuel costs were up 80% and skier visits were down 8%. The average temperature for a Saturday in February was 12 degrees.
- The outdoor maintenance crew is back and working on cleaning up the property, patching pot holes and doing mulch in areas around the hotel.
- The Bartley House pool is being resurfaced, in deck heating will be installed, but not hooked up immediately.
- The golf courses are slowly starting to open; a broken pipe that flooded the Clubhouse at Hidden River has delays that course opening. A temporary trailer will act as a pro shop and food service will be available in a food truck.
- Booking pace for the summer is looking good, with the exception of September numbers being down. Marketing is promoting business for that month.
- A new lift is slated to replace the Heather High Speed Chairlift within five years; it will be a bigger lift and will be moved closer to the lodge.
- Updates to Slopeside Lounge are in the works which would expand the lounge to accommodate more guests.

**Real Estate Update- Connie O'Neill**

Inventory at Alpine Village is down; there are currently only three units on the market. Real Estate sales are looking up with two units sold this past winter season. There is a lot in Andover Club that is under contract and the purchaser is looking to build, and two houses currently under construction. There are two banks that are currently financing for the Alpine Village which is important for new sales.

### **Approval of 2013 Meeting Minutes**

A motion to approve the 2013 Annual Meeting Minutes as mailed was made by Neil Sitko, seconded by Kathi Rankin and passed unopposed.

### **Financials**

There has been an increase in the Common Reserve from \$36,000 to \$48,000 in the 2014 budget to fund future projects such as roofs and chimney repairs. There was a \$7689 deficit in budget to actual expenses in 2013 mostly due to increases in snow removal. The funds were taken from Common reserves to balance the year. The financials and budget are attached.

### **Old Business**

- Chimneys- There have been 7 chimneys completed so far, with another 4 slated for this summer. Boyne Properties/Real Estate Development has agreed to pay for half of the cost, the Board expressed their appreciation for their support. The chimneys will be inspected every year to determine the need for repairs.
- Exterior Maintenance- Upper trim boards and unit entrances need some freshening up. Bare wood will be painted and stucco repairs will be done throughout the Association. Let Owner Services know if you see some areas that need attention.
- Bridge- Some of the boards on the bridge and the guard rails are going to be repaired and replaced.

### **New Business**

- Snow Assessment- the Board suggested absorbing the 2013 defect for snow removal with the Common Reserve. A motion to do a special assessment for \$20,000 payable within 60 days was made by Greg Seach, seconded by Dan Patterson and passed unopposed.
- Lighting Changes- With the changes in branding throughout the resort, we have been in collaboration with Thompson Sales to get a plan together to switch all of the light bulbs in the units to LEDs. Housekeeping and Wendie Waha have been working together to enhance the lighting in the units. A proposal will be sent to owners for approval which will also include information about energy savings.
- Water Heaters- Due to the age of the hot water heaters , owners are experiencing failures which have caused water damage to units including damage to units below those that have failed., There have been three replaced in the past year. The current cost to replace the 75 gallon water heaters is \$1950 through Boyne Country Heating and Cooling, Owner Services will ask if there is a cost savings if multiple units are being replaced at the same time. It is recommended that every owner plan to replace their water heater in the near future to prevent the surprise of no hot water and to prevent water damages. If you are interested in having yours replaced please contact Robin Montero at 231-526-3097 or [rmontero@boyne.com](mailto:rmontero@boyne.com).

### **Election of Officers**

A motion to re-elect Greg Seach for a two year term was made by Don Smith, seconded by Neil Sitko and passed unopposed.

A motion to adjourn the meeting was made at 4:20 p.m.

Dan Patterson

Date: