Alpenrose HOA

Owner Information Meeting Minutes

November 2026 | 6:00 p.m. Mountain Time | Microsoft Teams

1. Call to order and attendance

Secretary Brandon Jocelyn called the meeting to order at 6:00 p.m. President Birdie Lowery and Treasurer Deborah Lowery were also present. Owners and guests attended by Microsoft Teams. The board convened the evening session to answer owners' questions about deeding back their weeks or holding their interests until sale.

2. Deed-back requests

The board explained that owners could request the deed-back form prepared by association counsel and ask for help completing it. The names, unit number and week must match the recorded deed. Owners were asked to sign before a notary, mail the form to the address on it and contact the board about any title or signature questions. After processing, owners would receive confirmation and Alpine Meadows would update AppFolio to stop scheduled dues payments.

An owner asked whether a family could use its week once more before deeding it back. The board said owners could remain current on dues, use their 2027 week and then contact the board to arrange the transfer. The final cutoff remained open.

3. Holding an interest until sale

The board said owners in good standing could use their assigned week or bank it with RCI in 2027. Although the current timeshare term ends January 1, 2028, owners choosing to hold and sell would remain responsible for dues, carrying costs and any applicable assessments until sale.

In response to questions about proceeds, the board cited an estimated share of approximately 1.9% of net proceeds for a standard week, with a slightly higher share for Week 52. Market conditions and title issues could delay sales. Counsel was reviewing whether proceeds would be distributed after individual sales or pooled for later distribution.

4. Finances and investor arrangement

The board estimated annual building costs at $330,000 and the reserve balance after legal expenses at approximately $100,000. It cited preliminary estimates of $250,000 for boiler-room work and $300,000 for decks. Owners asked how major repairs would be funded. The board said an assessment, if needed, would include the investor’s share.

The board reported that Aspen and Stone LLC was acquiring association-held and deeded-back weeks, would pay dues on those interests and had a first right to purchase before units were listed on the open market. David Barrett questioned the fairness and transparency of transferring association inventory to a group that included a board member. The board confirmed that Brandon Jocelyn was an investor and stated that the arrangement would restore dues revenue and support continuation of the timeshare.

5. Proposed Legacy program

The board discussed consolidating participating owners into two to four condominiums, depending on enrollment and cost. Owners asked about retaining fixed weeks, particularly Week 52, and about access to first-floor units. The board also discussed floating weeks by season. Unit assignments, booking rules and 2028 dues remained open.

The board referenced October 2027 for Legacy commitments and said earlier responses might be needed for planning. An owner asked how sale proceeds would be allocated if the owner’s current unit were retained for Legacy. The board agreed to research the question.

6. Follow-up items

Board and counsel. Clarify how sale proceeds will be calculated and distributed, including the treatment of units retained for Legacy.

Board. Consult real estate professionals about valuation, continue reviewing titles, plan another Legacy meeting and post meeting materials on the HOA website.

Deborah Lowery. Prepare updated balance information and follow up with Barb Perkins and Bill Rattenbury on their questions.

Board officers. Verify the recorded deed and send Brett Molaison the requested deed-back form.

7. Close of meeting

The discussion concluded at approximately 7:29 p.m. Mountain Time. The transcript records no motions or votes.