Alpenrose HOA

Legacy Owner Meeting Minutes

November 4, 2026 | Evening session | Microsoft Teams

1. Attendance and purpose

Board representatives Birdie Lowery, Deborah Lowery and Brandon Jocelyn met with owners to discuss continuing the Alpenrose timeshare after the current term ends on January 1, 2028. Jocelyn estimated that about 40 people joined the evening session. The board reported weekly meetings, outreach to owners and ongoing work with Alpine Meadows, association counsel and investor Aspen and Stone LLC.

2. Owner interest and estimated dues

At the end of September, approximately 390 owners were in good standing. About 60 owners had since expressed interest in Legacy. Several held multiple weeks, and the board was still determining how many weeks those owners wished to retain.

The board discussed consolidating participating owners into fewer units. Each retained unit would offer 50 weeks for owner use, with two weeks reserved for maintenance. Preliminary annual dues estimates ranged from about $1,000 to $1,300. Jocelyn said one model approached $1,300 with 40 to 50 participants per unit. Actual dues would depend on enrollment and the number of units retained.

3. Assignment of weeks and units

Owners asked whether families could keep consecutive weeks, reserve two units for the same week, or retain a loft large enough for their guests. The board explained that consolidation would reduce the number of units available during popular weeks. It discussed polling owners on their preferences, using a lottery for competing requests and allowing owners to arrange trades.

A seasonal floating week was another option. For example, a ski owner might stay in March one year and February the next. Tim Randle suggested giving weight to length of ownership or paired reservations. The board agreed to consider those priorities. Week assignments, unit selection and lottery rules remained open.

4. Program timetable and owner elections

The board said owners could use their existing weeks as usual in 2027 while the Legacy proposal was developed. Jocelyn outlined a plan to circulate a proposal early in 2027, gather preferences and model assignments by midsummer. That schedule would allow owners to review the proposed arrangements and leave time for legal work.

Jocelyn said the amendment required the association to select its units and finalize the program by October 1, 2027. Bryan Rodriguez asked whether owners could opt out by that date if proposed weeks did not work for them. Jocelyn confirmed that allowing that choice was the board's goal. The election process was still under development.

5. Exchange eligibility and alternatives to Legacy

Owners asked about banking weeks with RCI and retaining comparable trading power. Jocelyn reported that RCI was willing to accept eligible fixed or floating Legacy weeks for deposit in 2028 if the program continued. The discussion did not establish what trading power a particular week would receive.

The board also addressed deed back and hold and sell. It said owners returning a deed would not need to remit the $10 referenced in the paperwork. Owners who retained their interests for a possible sale would need to remain current on their obligations. The board explained that the end of the fixed-week assignment would not itself trigger a sale or payout. Future sale values remained uncertain.

6. Follow-up items

Board. Continue owner outreach and identify how many weeks interested owners wish to retain. Gather preferences and evaluate assignment methods, including the proposed priorities for long-term owners and families using multiple units.

Board and counsel. Develop the program and unit selection schedule around the October 1, 2027 deadline, with time for owner feedback and legal review.

Owner communications. The board said it would post minutes of both November 4 sessions on the HOA website, provide written updates and hold another Legacy meeting as details became available. Two November 11 sessions were announced to address deed back.

7. Close of discussion

The board thanked owners and closed the question period. The transcript records no motions or votes.