

**Special ACA Meeting**  
**Date July 25, 2024**  
**Meeting called to order at 5:58pm**

**Meeting Attendees:**

Pat West  
Cameron Gabrel  
Dave Minkel

Eric Porter  
Tom Hanchett  
Marsha Miller

The purpose of this meeting was to have a general discussion regarding the APOA letter requesting the ACA to cease and desist the approval of “manufactured” homes.

Chris Simpson has resigned from the ACA board effective July 25, 2024. Marsha Miller volunteered to act as temporary secretary/Director until the ACA election.

Vote called on whether she should be voted in as temporary secretary/Director. All YES votes recorded.

The meeting minutes from the last meeting of the ACA were reviewed and unanimously approved.

A discussion ensued regarding APOA’s Cease and Desist email/letter. It was noted that APOA’s request of the the ACA (email below) to cease and desist approving “manufactured housing” (email below) indicated they do not understand the difference between a “manufactured” home (temporary trailer/RV) and a single-family home utilizing modularized construction. The Board reviewed the differences, mostly noting that the two are vastly different, the former being on wheels and a steel frame, the latter being built to the same building codes, similarly insured, and permitted as any single family residence built in Alpha. It was noted that near-by HOAs like Timber Ridge and the PLPOA have addressed modularization and have specific language and application processes addressing this.

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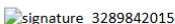
**From:** Jeffrey Kane <jkane@swpropertylaw.com>  
**Sent:** Friday, July 12, 2024 3:28 PM  
**To:** aca.of.alpha@gmail.com <aca.of.alpha@gmail.com>  
**Cc:** Carleen Mangold; Susan Fischer  
**Subject:** Letter to ACA from Alpha POA

Directors of The Alpha Subdivision Committee, Inc.:

Attached is a letter from our firm on behalf of Alpha Property Owners Association of Archuleta County, Colorado requesting that you cease and desist from considering any applications for the installation of manufactured housing on parcels in the Alpha Subdivision for the reasons explained therein. If your organization has legal counsel, please forward the letter to him, her, or they for response.

We look forward to your urgent attention to this matter.

**Jeffrey M. Kane** (he/him/his)  
(970) 422-5510

signature\_3289842015

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The Board then entered a closed session (Attorney/Client Confidential).