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Alpine Meadows history and anecdotes

Early History

- 1888** Scotts build "Deer Springs Park" resort - 3-story 20 room hotel, stables, barns, cabins. Sign at entrance "Accommodations for Man or Beast"
Access by stage coach from Truckee until 1901, then RR sta. near Squaw entrance - to pine and tamarack grove by Bear Creek.
The Scotts built a dam across Bear Creek - artificial lake for boating
Nearby there were iron, sulfur and soda springs.
Later tennis courts, croquet grounds & log pergola enclosing mineral springs
- 1900** -Several owners 1890 - 1920. SF Board of Trade foreclose in 1928.
By 1950 only rotting timbers, some old utensils, etc
- 1950?** "Deer Park Lodge" on Truckee (now River Ranch)
- 1958** John Reily (Treas. Carnation Co., ardent skier with home in Squaw) sees Alpine from top KT-22 (named by 1st Mrs. Cushing)
(July) Reily applies for 25 year lease from Forest Service for skiing
- 1959** (April) Start on ski area 20 yr. Feasibility Report by John Graham & Co.
[Report recommends budget \$1,400,000 for 1st 5 years development]
(Oct) Interim Special Use Permit from FS, pending 25 yr lease
[Required Reily or corp. do 1 chair, 1 T-bar, 2 rope tows, bldgs. parking, access from Hy 89, etc
Reily gets long term lease of most of Sec. 5 from Southern Pacific
Reily negotiates road easement thru Sec. 4 from Mrs. Gunby for \$15,000
Later Gunby sells N. 1/2 section 4 to "Sec. 4 Co." for \$265,000.
1970? Bank foreclose on loan to Reily forces Smith, et al to buy him out
(Dec. 4) "Alpine Meadows of Tahoe, Inc." incorporated. Directors incl. Bill Kimball, Peter Klausen (Squaw), Bestor Robinson (Sierra Club), Minot Dole (started Natl Ski Patrol 1938), Bob Volk, etc
- 1960** (Jan) Reily gets Calif. permit to sell stock - employ son J. Milner @\$500 mo
(Feb) AMOT stock offer \$5 sh. in \$1000 units - got \$75 lift credit for 5 years
For \$5000 a lot in Sec. 5 (later Bear Creek Assoc.)
- 1961** Expanded efforts to sell AMOT stock and lots (Metcalf, Fred Smith, McKleroy, ..
Placer County persuaded to replace log bridge (near Northrops) with steel bridge structure
Reily turns over Sec. 5 lands to Bear Creek Association.
Larry Metcalf guarantees Wells Fargo loan to build lodge and Lift #1.
Byron Nishkian takes on construction of road, etc.

Alpine Meadows Estates development and Assoc.

- 1962** - "Pine Trail Investors" [Bill Allen and Tom Ravelle] (later Alpine Estates Development Co. with Tom Kemp) record CC&Rs for Unit 1 Begin sale of lots #1-31
Plans for water and sewer system proceed slowly
Reily 7/27 letter to AMEA lot owners "meanwhile must install septic tanks"
Several water tanks along roads - one near Steele's Lot #4
- 1963** (April) Plans to complete water & sewer systems
Assess \$750 per lot to fund bonds
(Aug 12) Bill Evers incorporates "Alpine Slopes Assoc." for Units 1-3
Allen & Revelle set aside parts of Unit 3 for tennis court, pool, etc
- 1964** (Mar) Evers proposes that Alpine Slopes Assoc. be turned over from Allen & Revelle to lot owners, with mandatory membership in Unit 3 and voluntary for others. Also suggests ski lift from Units 1-3 to ski area to avoid car use.
(Nov.) 40 lot owners meet, agree to form Homeowners Assoc. for Units 1-5
Most meeting 1964-5 at Marten Barry or Steele houses.
Marten Barry 1st President
Other original Directors incl. Alan Clark, Ed Sims, D. Steele, Leo Young
Agree to change name from Alpine Slopes Assoc. to "Alpine Meadows Property Owners Association"
- 1965** (Feb) Steele undertakes to reserve name (AMPOA) with Secty/State
Advised the name conflicts with "Alpine Meadows Property Owners Assoc. Inc." incorporated May 12, 1955. (My \$8 refunded)
(Mar) AM lot owners agree on "Alpine Meadows Estates Association"
Steele drafts amended Articles for AMEA. 2/3 original directors of Alpine Slopes Assoc. agree. By-laws drafted and adopted
(Apr) Steele gets waiver from AMPOA inc. (located at Colfax), files amended Articles for AMEA. (Total cost \$27.44, incl \$11.44 for seal).
(May) Secty of State approves filing. Copy filed with Placer County
(Oct.) Tax-exemption granted by State Franchise Tax Board
(Dec) Tax exemption granted by Internal Revenue Service
(Nov) Fred Monsen and Jewel Riley replace Young and Sims on AMEA BOD
Sewer lateral line assessment of \$635 per lot
- 1966** Howard Borden, President
- 1967** Bob Wright, President
(I have AMEA Board rosters for years 1975 -82 if anyone wants them)
- 1968** Placer Co. does General Plan for Alpine Meadows - project 415 units
So far 90 single family and 50 condos built
- 1971** W.F. Tunney (Resort Properties) projects buildout 568 SFR (100 in BCA, 358 in Units 1-10 and 110 in Unit 11 [Juniper Mt.]), and 241 condos
Average density for total 3300 acres = 1 unit per 4 acres

Bear Creek Planning Committee (BCPC) and Bear Creek Valley Board (BCVB)
1960 Bear Creek Association (BCA) incorporated. Agreement with Reily for BCA to be sub-lessor of Southern Pacific lease, and "Lessors' Planning Committee" to "preserve the natural beauty and character" of the valley

1961 BCA establishes BCPC, with policies - "insure that man-made structures blend in and add to the beauty," and "promote harmonious relationship between structures and the landscape."

Several houses built in Sec. 5

1962 First BCPC approvals for houses in Section 4
(Apr) CC&Rs filed for Unit 1, Sec. 4. These (and subsequent for all in Sec. 4) had detailed restrictions and gave BCPC power to approve or disapprove plans, based on location, appearance, materials to be used, harmony with surroundings and the outlook for neighboring properties. They also gave owners the right to appeal denials to the BCVB, to be made up of representatives of AMOT Inc., BCA, other Sec. 5 owners, and Sec. 4 owners. The 1972 CC&Rs for Juniper Mt. gave the Unit 11 Homeowners Assoc. direct authority to enforce the CC&Rs and decisions of BCPC

1963 (Mar) BCPC circulates first "Procedures and Restriction for Structures" Office in SF. Ted Griffin, Chair. E. Wertheim. Secretary.

In addition to processing applications by lot owners, BCPC in early years was concerned with plans for new subdivisions. Also there were problems of the developer encroaching on Bear Creek floodplains, notice to buyers re BCPC, and off-street parking plans. BCPC was also involved with the developers and the ASC Water District about such matters as location of water and sewer lines, particularly to minimize damage to trees and other vegetation, and replanting.

(Dec) Steele applies to BCPC re Lot #4. (approved Jan. 23, 1964)

1964 (Apr) First Annual Report by BCPC to valley lot owners

1965 - In 1965 and 1967, and subsequent times, the BCDC "Procedures and Restrictions" were revised, and new booklets distributed. The "Yellow Book" was done in 1981, and there have been later revisions.

1979 The Steeles applied to BCPC for approval of garage plans. Later (Sept) Dwight chaired the joint meeting of homeowners associations, etc at the lodge, and spent some time explaining the work of the BCPC and commending them. After the meeting, Ernest Wertheim extended thanks from BCPC, but also said the garage plans were rejected! (After much discussion - some between our architect Chip Matcham and BCPC's Dan Volkman, and revision of the plans; approval was granted.)

1980 Up to 1980 the BCPC had taken on the enforcement of its decisions and conditions, in addition to its plan approval work. But they and other entities in the valley agreed to change this, which led to the establishment of a continually functioning Bear Creek Valley Board.

Bear Creek Valley Board

1980 A Joint Powers Agreement, between AMEA, BCA, Unit 11 Homeowners Association and AMOT, Inc. and BCPC, was executed August 30, 1980, setting forth that in addition to hearing appeals from BCPC denials, the BCVB would undertake all enforcement of BCPC decisions, the CC&Rs and other agreements "pertaining to the development" in the valley.

Members of BCVB included:

3 chosen by Bear Creek Assoc.

4 chosen by AMEA

1 chosen by Unit 11 Homeowners Assoc.

1 chosen by lessors in upper Sec. 5 (outside BCA lands)

(For appeals the membership of the BCVB had to be adjusted to confirm to the CC&Rs for the particular subdivision Unit)

Appeal decisions are final, per the CC&Rs.

The JPA can be terminated or amended by more than half of the signers.

From 1980 for several years the BCVB met the last Saturday or each month, at the Steele residence for several years, later at Jim Loughlin's, who became Chairman in 1990. Some suits were filed, but usually violations and appeals were settled by agreement.

Each year there was a joint valley tour of BCPC and BCVB members for on-site visits to lots with violations or other problems - visiting 20-30 lots.

Funding came from \$3000 from BCA, \$2000 from Unit 11 and \$1000 from AMEA. Expenses the first year totaled \$687.

The BCVB submitted annual reports to all property owners. The first (August 15, 1981) reported BCVB had 11 meetings. A total of 36 lots were involved in violations, the most common being failure or delay re landscaping and vegetation, construction materials and debris not cleaned up, failure to paint flashing and other metal, and changes in design or plans without BCPC approval. Two cases resulted in legal action. Three appeals were decided or settled.

In the second year there were 9 meetings, \$572 expenses, 7 new violations (5 in Bear Creek) and 2 new appeals.

In the third year meetings there were only 7 meetings and 6 new violations. Preliminary legal actions were started, by filing a Notice of Violation and 1 new lawsuit. There were 5 appeals.

As the years went on more and more matters were settled by the owner voluntarily agreeing to cure violations. In a few cases restoration was not possible, so the owners contributed to a Greenbelt Fund as mitigation.

In 1987 there were 7 violations requiring lawyer help, with suits filed in 3 cases. Most of those were settled by property owner agreements in 1987 and 1988.

In 1989 a crisis developed, largely because of litigation costs. Attorney fees and costs in a case about an unapproved metal roof had reached \$6000, with much

more to come. BCVB had only \$400 left. The BCPC had a reserve of about \$15,000, but were reluctant to use it for litigation, and AMEA was reluctant to contribute more than their special \$1000 that year.

On May 27, 1989 a meeting at the Lodge was attended by 24 representatives of the HOAs and BCPC members to discuss this problem. After about 90 minutes of extended discussion, the following was agreed (21 voting yes - by show of hands - and none opposing):

- 1. BCPC will increase application fees, with a specific percentage going to BCVB for enforcement.
- 2. BCPC will transfer immediately \$5000 to BCVB for current legal bills.
- 3. Each HOA, and AMOT, commit to \$2000 or more annually for the next five years.

Alpine Meadows Greenbelt & Recreation Commission

(Distribute -30 copies - "Greenbelt History", up to 1983)

Most residents are aware of the great work done by this committee over recent years. The work of Janet Grant, Merritt Cutten and others has been of outstanding benefit to our community.

The "Ad Hoc Steering Committee" formed in 1970, including the commercial and HOA agencies in the valley, paid some attention to having a community organization take over management of "greenbelt" areas acquired by ASCWD from the District. A "Alpine Meadows Greenbelt Committee was organized in 1973, sponsored the first creek cleanup that spring, and was formalized in a meeting Jan. 20, 1974.

In a questionnaire to all residents in 1974, of 204 responders 94% (191) favored "Keep the creek area in a natural state."

Gail Elliot was the Chairman during 1974-5 when many good things were done. But it was deactivated by ASCWD (on recommendation of Com.) October 3, 1975.

In 1982 this effort was reactivated, with formation of the AMGRC and has been very active since.

Funding - some from Placer County, some from the State - was a continuing problem. But AMEA consistently contributed to these efforts.

Because the annual voluntary creek clean-up days were inadequate to remove large obstructions in Bear Creek and restore and rehabilitate its vegetation and habitats, in 1989 the AMGRC applied to the Calif. Dept. of Water Resources for a \$144,000 restoration grant. This was supported by resolutions from a dozen or more valley entities, but in spite of continuing efforts the grant was not forthcoming.

In 1989-90 the AMGRC, with help of Forest Service, developed an "Urban Forest Management Plan" primarily to protect trees, other vegetation in the greenbelts.

That's all, folks. (I resigned from these activities in 1990-91)

