

# HIGHLAND GREENS LODGE BOARD MEETING AGENDA

April 18, 2025, at 4:00 PM MST

## HGL Board of Directors

- Chris Neugebauer – President
- Dave Poston - Vice President
- Walt Lemanski - Treasurer
- Zephyr Wazallann - Secretary
- Joe Nilsestuen - Member At Large

## Alpine Edge Representatives

- Jessica Martin – HOA Dir. Of Comm.
- Taylor Edmonds – CAM
- Erik Keefe – HOA Director

### **1. Roll Call; Establish Quorum**

- A quorum was met with three of five board members in attendance.
- Chris Neugebauer called the meeting to order at 3:04 p.m.

### **2. Approval of Previous Meeting Minutes**

- Two sets of minutes (board and special meeting) were reviewed.
- **Motion:** Walt Lemanski moved to approve both; the motion was seconded and unanimously approved.

### **3. Financial Review**

- Walt Lemanski provided the Treasurer's Report
  - The budget is tracking well overall.
  - Utilities are near target despite winter concerns.
  - Legal fees are expected to exceed the budget due to hot tub removal and policy updates.
  - Telephone expenses reallocated to maintenance.
  - Irrigation costs are expected to rise over the summer.
  - Total YTD over-budget position is minor (approximately 1.3%).

### **4. New/Old Business**

- Deck Joists and Structural Maintenance
  - Repairs last year addressed rotting joists; some remain under review.
  - Reserve Study may not include joists, only decking and railing.
  - Suggestion to consult the reserve analyst to confirm replacement timelines.
  - Noted damage to a post (4–6 inch burrow) reported by a board member.
  - Inspection and pricing for necessary repairs to be obtained.
- Hot Tub Demo Project
  - \$100K contract signed with Mountain Town Constructors for hot tub demo and turf seeding.
  - \$25K additional budget set for enhancements (e.g., benches, planters).
  - Work to begin after permitting is approved; expected early June.
  - Board discussed long-term use of demo site; ideas included parking, decks, and grills.
  - Potential costs and feasibility of converting the area to parking were discussed.

- Chris will ask the contractor for an informal assessment.
- Rules and Policy Reviews
  - To Review - Parking Policy
    - Need for a clearer parking policy for second vehicles.
    - Proposed solution includes:
      - Primary and secondary parking passes.
      - Secondary pass restricted on “blackout” dates (e.g., holidays).
      - Flag system or published blackout calendar suggested.
      - The goal is to balance flexibility and enforcement.
    - New policy language to be drafted and reviewed via email.
  - To Approve – New Grill Policy
    - Grill policy update tabled pending legal review (will include mushroom heaters, propane fire pits).
  - To Approve – Rules Amendment
    - Board approved a rules amendment to remove all hot tub and combustion device references.
    - Owners have been asked to remove grills; some non-compliance remains.
    - HOA management to send reminders and assist with removal.
  - Smoking Complaints
    - Reports of strong marijuana odor in hallways.
    - A reminder will be sent to all residents: smoking must not cause odors to enter common areas.
    - HOA documents prohibit offensive odors emanating from units.
  - Additional Service Fees
    - Discussion on HOA management service fees and financial tracking transparency.
    - Plan to add fee tracking section to financial reports.
    - Clarified that demo contract management will not incur additional percentage-based fees.
    - Noted \$2,500 cost for Stanley door operator replacement.

## **5. General Board and Owner Comments**

## **6. Schedule the Next Board Meeting**

- Budget Working Session: June 3, 2025, at 3:00 PM
- Formal Budget Approval Meeting: July 8, 2025, at 3:00 PM
- Annual Owners Meeting: Mid-August (exact date TBD)

## **7. Adjournment**

- The meeting adjourned at 5:34 p.m.