

HIGHLAND GREENS LODGE

BOARD MEETING AGENDA

June 13, 2024, at 3:00 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 Director Of Communications
- Taylor Edmonds – CAM

1. Roll Call; Establish Quorum

- A quorum was met with four of the five board members in attendance.
- Homeowners in attendance include:
 - Dan Howard
 - Jason Dokken
 - Amy Dexter
 - Cory Wroblewski
- The meeting was called to order at 3:05 p.m.

2. Approve Meeting Minutes – Board Meeting 3.06.24

- Chris Neugebauer motioned to approve the 3/6 Board Meeting minutes, which Walt Lemanski seconded, and the motion carried.

3. Financial Review

- Treasurer Report
 - Walt Lemanski provided the board with an update on the financial report.
 - The HOA overspent this year's insurance, utilities, and maintenance budget.
 - The shuttle is a large expense that the Board is discussing. More information will be presented at the annual meeting.
 - A survey will be conducted among homeowners to gather their opinions on the shuttle.
- Budget Planning
 - A budget meeting will be held in July.

4. New Business

- Policies
 - To review - Conduct of Meetings and Parking Policy
 - Changes to Colorado law required nine specific policies to be implemented in HOAs.
 - The Conduct of Meeting policy was sent to owners.
 - **Motion:** Chris Neugebauer motioned to approve the Conduct of Meeting policy, which Zephyr Wazallann seconded, and the motion carried.
- Small flat roof leak. Roof inspection?
 - One leak occurred this year on the flat roofs and was repaired.
 - The roofs will be inspected next year.
- Plumbing Items - Sump pump
 - PSI will replace a gasket in a leaking sump pump for \$1800.

- **Motion:** Christopher Neugebauer motioned to replace the pumps and approve the \$1800 expenditure. Walt Lemanski seconded, and the motion carried.
- **Building Maintenance Checklist**
 - An east-side door requires a hinge/door closer replacement to prevent it from slamming. Alpine Edge has already ordered the replacement and will have it installed as soon as it is delivered. Door closers will be replaced on any doors where necessary to prevent slamming.
 - The lobby work has been completed. There may be drywall patches and paint that need to be done. Due to the fire suppression remodel, drywall patches need to be completed in Zephyr's unit.
 - A pump in the make-up air handler unit in the second-floor ski locker must be replaced, and pipes must be reconfigured to access the filters. This work will be done under warranty. Filters will need to be replaced annually.
 - There are many chips in the paint below the chair rail in the hallways. Alpine Edge will perform touch-ups of these areas.
 - Landscaping has just begun, and there are no issues. The board will be updated on the tree/plant replacements that are needed.
 - A deck on the third floor has some structural issues that will be investigated. South-facing balconies will need to be repainted. There was a discussion regarding painting the south-facing decks more often due to sun exposure.
 - There was a discussion regarding updating the reserve study.

5. Old Business

- **Hot Tub Project**
 - This project is in the planning phases, which includes a like-for-like replacement of the current hot tub area. No decisions will be made until a homeowners meeting occurs.
 - A \$5,000 retainer was paid to the architectural firm. The board does not anticipate the final cost of the architectural plan to reach the full \$5,000 amount.
 - The engineering contract will likely be a \$5,500 expenditure.
 - The board will work with an architect, an engineering firm, and a general contractor on estimates.
 - The previous hot tub special assessment amount went to the boiler project, which was unforeseen. Another special assessment will occur, but a total amount has not been established.
 - The fence surrounding the hot tub area will be removed or replaced.
- **Owner Communications**
 - A newsletter will be provided to homeowners once more information is added.
 - Checking ball valves and angle stops will be a topic included.

6. General Board and Owner Comments

7. Schedule the Next Board Meeting

- The next meeting was tentatively scheduled for September 11th at 3:00 p.m.

8. Adjournment

- The meeting was adjourned at 4:48 p.m.