



Basecamp Shops and Residences HOA
Board of Directors Meeting Minutes
June 18th, 2019

1. Roll Call

The meeting was called to order at **1:40** and quorum was determined with everyone in attendance.

Basecamp Board of Directors

- **Fred Newcomer** – Board of Director
- **Ryan Van Gundy** – Board of Director
- **David O’Neil** – Board of Director

Alpine Edge Representatives:

- **Steven Frumess** – HOA Director
- **Brett Gunhus** – HOA Administrator
- **Jake Brestel** – Alpine Edge Accountant

2. Board Position Determination

Steven reviewed the roles and responsibilities of Board President, Treasurer, and Secretary. Fred, Ryan, and David all specified that they had no preference for which roles they desired. It was determined that Fred Newcomer would be **President**, David O’Neil would be **Secretary**, and Ryan Van Gundy would be **Treasurer** moving forward.

3. New Business

a. Crosswalk

It was brought to attention that a crosswalk located at the southwest corner of the Basecamp building was planned for, but never installed. The board quickly decided that striping and 1 additional sign were necessary, and that Steven would contact Mountain Striping to have it installed ASAP.

b. Elastomeric Deck Coating

There is a material discrepancy between the decks located on either side of the building, with the decks on the east side containing elastomeric coating but not the decks on the west side. David will investigate the reasoning behind the discrepancy in specs.

c. Roofing

Steven provided updates on the ongoing roof repairs by New Vision Roofing. Once they have repaired the leaking seams, they’ll perform further flood testing. Alpine Edge will provide these results to the board at that time.

d. Tenants Owning Pets

An inconsistency has been discovered within the Basecamp governing documents regarding non-homeowning tenants keeping pets. The CCRs declare that short-term and long-term tenants may not own pets, while item 11 of the Rules & Regulations specifies:

“Tenants, sub-tenants, invitees and visitors of Owners will be permitted to have household pets in Units so long as they fully comply with all provisions in the Declaration and these Rules concerning pets.”

It was decided that this sentence will be deleted from the Rules and Regulations in order to erase the discrepancy with the CCRs. Current long-term tenants will be grandfathered in, but future tenants will abide by the new rule. All voted in favor of this update to the Rules and Regulations.

e. Penalty Process

The penalty process for rule infraction was clarified, with the following escalating scale eventually agreed upon:

1st violation – warning
2nd violation – \$250 fine
3rd violation – \$500 fine
Further violations – \$1,000 fine

Each fine on record will be eliminated after 365 days. All voted in favor of this particular penalty process.

f. Pets on Decks

Fred proposed a new rule to prevent pets on decks while the owners are away from their unit. This is in part to prevent owners from inhumanely locking their pets on decks, and in part to prevent pets from being a nuisance when left unattended. All board members voted unanimously to pass this rule.

g. Plants on Decks

An amendment was proposed to the existing rule preventing plants on decks. It was decided that plants would be allowed, but within reason. Unkempt, neglected, and unsafe plants will not be allowed. All board members voted unanimously on this amendment.

h. Lights on Decks

Tivoli lights have appeared on a number of decks, but no action will be taken at the moment unless this escalates to unsightly proportions. Alpine Edge will look into Frisco’s Dark Sky policy, and perhaps add a rule within the Rules and Regulations clarifying that lights must be in agreement with town codes.

i. Parking

Parking spaces remain an issue of some contention, and changes were discussed. A proposal was made to designate the nearest parking spots for commercial use only from 8:00am-5:00pm. The hopes of the HOA residents are that they presently honor the businesses during business hours so that the spots don’t eventually get taken permanently for commercial use once the shops are filled. The parking lot is not a common element.

j. Pinnacle Lighting

The bright lighting from the Pinnacle building across the street has become a nuisance at night. Fred volunteered to take the issue up with the building owner in hopes that the flood lighting can be dimmed or shut off in the nighttime.

k. Trash Maintenance

It's suspected that trash has not been picked up as frequently as promised; either that or the commercial businesses are filling the dumpster at an unexpectedly rapid rate. The concern was raised that either pick-up frequency will have to be increased or the dumpster area will need to be improved when each of the shops are occupied and using the same trash space.

l. Progress Report

Steven agreed to have at least 1 monthly discussion with Nathalie Donovan with Brynn Grey per month regarding exterior/common area warranty item updates. Alpine Edge will communicate these updates to the Basecamp Board and body.

m. Scheduling of Upcoming Meeting

It was determined that monthly board meetings will likely be necessary throughout the summer, and quarterly meetings after that.

3. Adjournment of Meeting

The meeting was adjourned at 3:20.