

BASECAMP SHOPS AND RESIDENCES HOA

ANNUAL HOMEOWNER MEETING 2019 // MEETING MINUTES

MAY 7TH, 2019 - 5:30PM

1) Roll Call: The meeting is called to order at 5:39PM.

Current Basecamp Shops and Residences HOA Board of Directors:

-Kate Clement: President & Treasurer

-Michael Gardner: Secretary

-David O'Neil – Declarant

Alpine Edge Representatives:

-Steven Frumess: HOA Director

-Meghan Schacklette: Alpine Edge Operations Manager

-Cory Volk: Alpine Edge Administrator

-Jake Brestel: Accounting Administrator

Basecamp Homeowner Attendance:

Tim Warren, Diane Jones, Mark Hanschmidt, Sandy Metzger, Fred Newcomer, Anna Chicone, Steve Janik, Eva Hoskins, Ryan Van Gundy, Colette Smith, David O'Neil, Toma Kohanova, Tyler Mikolaczak, Ellen Perl, Anish Patel, Kenny Jeffrey, Jessica Johnson, Kevin Gerber, Laura Gassaway, Crystal Miller

2) Determine Quorum (Bylaws require 50% attendance by person or proxy)

21 homeowners in attendance satisfies quorum.

3) Old Business

a. HOA responsibilities as noted in governing documents

Steven summarizes the HOA documents and defines differences between bylaws and declarations of the HOA. Steven mentions that a reserve study is something for the HOA to think about for the future to plan for major expenditures.

b. Plowing and shoveling scope of duties

Alpine Edge explains that Haven Property Management is responsible for plowing (entire parking lot) when it snows 4" or more as well as shoveling sidewalks when it snows 3" or more. Steven gives out his direct number as well as a contact number for Haven. A homeowner asks about roof shoveling. Alpine Edge is responsible for roof maintenance.

c. Trash & recycling services

Alpine Edge lets homeowners know that Timberline Disposal is taking care of trash/recycling duties. A homeowner is concerned about recycling amounts not being adequate. Alpine Edge will look into adding additional pickup days.

d. Cleaning & maintenance of all common areas

Alpine Edge gives a summary of the cleaning and maintenance of common areas. This includes three weekly cleans at about \$600/month. This schedule can vary based on the thoughts of the board.

A homeowner asked about window cleans. There are plans for a window clean this summer. Typically window cleans are done only once or twice per year. Alpine Edge explains that interior window cleans are not part of the HOA's responsibility.

A homeowner asks about the cleanliness of the building exterior. This is Haven's responsibility, but Alpine Edge will contact them.

e. Current parking locations for residences and commercial owners

Alpine Edge passes out parking lot documents and lets homeowner's know that Haven Property Management is responsible for parking patrol and ticketing. A homeowner asks about VisitBreck taking up a few parking spots, Alpine Edge will look into this and all other spaces that may be tied to a commercial unit. Another homeowner makes a note that a port-a-potty is taking up a handicap space. Alpine Edge will work with the board of directors to sort out these parking issues.

4) New Business

a. Election results and opportunity to vote.

Alpine Edge gives an opportunity for homeowners who have not yet voted to get their votes in. Election results will be announced tomorrow via email.

b. Parking policies for the association

This was discussed earlier, but Alpine Edge will bring up the idea of guest parking policies with the board of directors.

c. Basecamp security, homeless issue and Frisco Police

Alpine Edge opens the floor for homeowners to discuss these issues. A homeowner lets the group know of a city meeting on May 22nd where these issues can be made public to the town of Frisco. Alpine Edge gives out the Frisco police phone number.

d. Owner forum

David O'Neil has positive remarks towards the current nominees for the board and the state of Alpine Edge's performance as a managing company.

A homeowner states that there is a light out in pod 2. Another homeowner asks about a reoccurring warranty issue if the problem continues to occur after the warranty period is up.

The meeting has been called to order at 6:33pm