



Basecamp Shops and Residences Homeowners Association
Board of Directors Meeting
September 11th, 2019
2:30 PM

Attendance:

Basecamp HOA Board of Directors

- **Fred Newcomer** – President
- **Ryan Van Gundy** – Treasurer
- **David O’Neil** – Secretary

Alpine Edge Representatives:

- **Steven Frumess** – General Manager
- **Brett Gunhus** – HOA Administrator
- **Jake Brestel** – Accountant

1. Roll Call; Determine Quorum

The meeting began at 2:30pm with everyone in attendance. Natalie Donovan from Traditional Neighborhood Builders (“TNB”), the Wellington and Peak One Neighborhoods’ builder was also able to attend in order to provide updates on common element improvement action items.

2. Basecamp Exterior Review

a. Roof

David updated the board on the plans for Basecamp roof repairs. A big issue has been getting McCrerey & Roberts approval for TNB to communicate directly with McCrerey’s subcontractors. TNB now is communicating directly with the roofing subcontractor. The roofer is focused on punch and warranty as well as some heat tape upgrades. With that complete, he will then be focused on getting the long-term warranty in place. All essential repairs will be made before winter and testing will be performed this fall to determine what, if any, additional repairs are still necessary.

b. Decks

The deck work was performed by the roofer. Once the main roof repairs are complete, focus will shift to the exterior decks. That will involve confirming the decks were built per plan and any warranty work was properly done. More information to follow once that occurs.

3. Basecamp Interior Review

a. Common area work (stairs & hallways)

As a realtor, Ryan expressed the importance of first impressions. The current conditions of the common areas are not reflective of a brand new building. This has a direct effect on home value and potential buyers. The board agrees that despite the necessity of finishing the common elements, interior common element improvements will continue to be postponed to ensure that exterior items are completed before winter. David has assured the Board that this work will be coordinated directly by TNB and completed before the HOA assumes all maintenance responsibilities.

b. Sound proofing update

Sound proofing consultants have been hired to analyze the sound properties of one of the residential units. They have been working on several solutions on how to improve sound dampening and will try a few options on the test unit to see if further sound tests show improvement. The board reiterated that time is of the essence on this matter due to homeowner concerns. David stated that an update will be provided by end of month.

c. Microwave venting

A member of the board mentioned that his microwave venting is faulty as the duct was never sealed. This was determined to be a matter between homeowner & developer rather than HOA. Microwaves will be inspected on a case-by-case basis upon receipt of official request.

d. Recycling & trash

The board again raised the concern of how quickly the dumpster fills up despite daily trash pick-ups. Management will also look into the cost of increasing the frequency of trash pick-ups and possible see if the incoming commercial businesses can use the compactor that shopping center uses

e. Pinnacle lighting

Fred was able to get through to the owner of the Pinnacle building with his request to dim their lights late at night. The owner had started to implement diming of the interior lights earlier at 7pm and the stair chandelier at 10pm. Additional requests were made in regards to the down lights that make the stone walls glow all night long. The owner has said he will turn these off at 10pm, but now is no longer responsive. Alpine Edge and David have said they would also follow up with the owner on this matter.

f. Updates for units directly above boiler room

Owners above the boiler room have stated that their units can get particularly hot at times. The warranty team tested temperatures and found them to be only a few degrees higher than normal. Owners are content with status quo as long as their utility bills are not negatively affected.

g. Haven early morning power washing

Haven Property Management has been street cleaning and power washing the roads right outside Basecamp as early as 3:00am. Alpine Edge will reach out to verify that noise level is below the Town of Frisco's legal decibel threshold, and if so, to still request that such activities take place no earlier than 6:00am for consideration of Basecamp residents. David also said he would speak to them on behalf of the homeowners.

4. New Rule & Rule Clarification

a. Outdoor gear in common area stairs and hallways

There is a growing concern that recreational equipment will start to become an issue in the pod common areas, especially once they are completed up to construction standards. Owners and renters must store their outdoor gear either within their lower level storage unit or garage. The following verbiage will be included in the Rules & Regulations:

"Recreational equipment may not be stored in or on the POD Common Elements at any time, including but not limited to driveways, hallways, and unit balconies. Owners must keep outdoor gear such as ski's, ski

boots, ski poles, cross country skis, cross country boots, snowshoes, snowboards, telemark boots, any type of bike, skateboards, paddle boards, paddles, kayaks, canoes, fishing gear, poles, and or any other equipment that may cause damage the common area within their lower storage area or garage.

The items set forth herein are not deemed to be a complete list of prohibited equipment, and the Board shall have the right to assess an infraction due to any items that are reasonably deemed to clutter or damage the common areas.”

b. Smoking on Basecamp property

Smoke is often smelled from common elements despite the existing rules against this. General Rule 26 states:

“Smoking is prohibited in and around all Common Elements, including hallways, stairs and stairwells, outdoor areas, storage areas and balconies or decks allocated as Limited Common Elements to individual Units.”

The board believes that the source of smoke may often be coming from within personal residences with or without the windows open. Although this does not violate the previously stated rule, it does violate Article **13.5** in the Declarations: **No Nuisances, Offensive, Hazardous, or Annoying Activities:**

“No nuisances or offensive activity shall be permitted on any part of the Project nor shall anything be done or placed on or in any part of the Project that is or may become a nuisance or cause embarrassment, disturbance, or annoyance to others... No odor shall be emitted on any part of the Project that is noxious or offensive to others... In no event shall the items set forth herein be deemed to be a complete list of nuisance or offensive activities prohibited hereunder, and the Board shall have the right to pursue prompt termination of any other nuisance or otherwise offensive activity carried on by a Unit Owner in violation of the provisions hereof.”

Alpine Edge will clarify to homeowners that if their neighbors can smell smoke of any kind, regardless of where it is taking place, that this is a violation of either Basecamps Rules & Regulations or Declarations governing documents and is subject to the determined fee structure. Further clarification of these rules will be distributed to owners of short-term rental units for them to include on their rental listings in order to inform renters & protect owners from excessive fines.

5. Adjournment of meeting

The meeting was adjourned at 4:45pm.