

# ANTLERS LODGE ASSOCIATION

## NOTICE of 2024 ANNUAL MEETING

Friday, September 13, 2024  
1:00 PM MDT

Antlers Lodge 2024 Annual Homeowners Meeting will be held virtually via the GoToMeeting platform. The owner may dial in over the phone with the access info below. Still, we recommend that participants download the GoToMeeting application to their computer to follow along on the screen as we discuss financials and other agenda items throughout the meeting.

### **GoToMeeting Access**

**Antler's Lodge - 2024 Annual Meeting**  
Sep 13, 2024, 1:00 – 3:00 PM (America/Denver)

**Please join my meeting from your computer, tablet or smartphone.**  
<https://meet.goto.com/772668293>

**You can also dial in using your phone.**  
**Access Code:** 772-668-293  
**United States:** [+1 \(571\) 317-3112](tel:+15713173112)

**Get the app now and be ready when your first meeting starts:**  
<https://meet.goto.com/install>

Access to the meeting portal will be made available at 12:45 PM, and we encourage owners to access the meeting early to familiarize themselves with the application before the meeting starts. We request that all owners attending via GoToMeeting return the Proxy form provided in this packet in case of technical difficulties or if the Owner is not on the line when a voting issue comes before the Association.

Representatives from the Board and management plan to meet on-site to walk the property before the meeting. Any owners interested in joining may meet us at the parking lot at 10:30 AM MDT.

The purpose of this meeting is to review general association policies, 2024 spending to date for operations and reserves, the Board-adopted operating budget for FY2025, common area maintenance that has occurred throughout 2024, conduct an election for two seats on the Board of Directors, and discuss any further business that may be appropriately brought before the meeting.

**NOTE:** Please complete & return the enclosed Proxy form by Thursday, September 12<sup>th</sup> via email to [HOA@AEPropertyManagement.com](mailto:HOA@AEPropertyManagement.com).



# ANTLERS LODGE CONDO ASSOCIATION ANNUAL MEETING

September 13, 2024 | 1:00 PM MDT

Virtual via [GoToMeeting](#)

## AGENDA

### **I. Welcome**

- Call to Order & Determination of Quorum
- Introduction of Board Members & Management

### **II. Approval of the 2023 Annual Meeting Minutes**

### **III. Financial Update**

- Review Current Financials
- Ratification of 2025 Budget

### **IV. Policy Review**

- Routine Landscape Maintenance
- Winter Snow Removal
- Review of Collections Policy

### **V. New/Old Business**

- 2024 Project Review
  - Painting and A11 Hall refresh
  - Zone valve replacement, B bldg.
  - Gutter and heat tape, B bldg.
  - Asphalt work

### **VI. Other Business**

### **VII. Board Election**

### **VIII. Next Meeting Date**

### **IX. Adjournment**

**Antler's Lodge Owner's Association  
Proposed 2025 Budget**

Account Name	2023-24 Budget	2023-24 Forecasted Year-end	2023-24 Forecasted to Budget Var.	2024-25 DRAFT Budget
<b>Operating Income</b>				<b>11.3%</b>
Operating Dues Income	\$ 135,210	\$ 135,210	\$ -	\$ 150,452
Operating Interest Earned	\$ -	\$ 1	\$ 1	\$ -
<b>Total Operating Income</b>	\$ 135,210	\$ 135,211	\$ 1	\$ 150,452
<b>Operating Expense</b>				
Repairs & Maintenance - General	\$ 8,000	\$ 9,077	\$ (1,077)	\$ 9,500
Boiler Repair and Maint.	\$ 2,500	\$ 832	\$ 1,668	\$ 1,500
Fire System Maintenance	\$ 4,015	\$ 2,168	\$ 1,847	\$ 4,020
Grounds & Landscaping - General	\$ 5,115	\$ 6,764	\$ (1,649)	\$ 6,800
Snow Plowing	\$ 3,600	\$ 3,500	\$ 100	\$ 3,675
Snow Shoveling	\$ 2,500	\$ 2,040	\$ 460	\$ 2,500
Roof Snow Removal	\$ 1,500	\$ 250	\$ 1,250	\$ 1,500
Carpet Cleaning	\$ 1,235	\$ 1,235	\$ -	\$ 1,235
Electricity	\$ 9,185	\$ 10,549	\$ (1,364)	\$ 11,077
Gas	\$ 13,060	\$ 12,665	\$ 395	\$ 13,298
Internet	\$ 4,500	\$ 4,480	\$ 20	\$ 18,526
Cable TV	\$ 12,995	\$ 13,143	\$ (148)	\$ -
Trash	\$ 6,975	\$ 7,896	\$ (921)	\$ 8,030
Water	\$ 8,605	\$ 10,538	\$ (1,933)	\$ 11,065
Sewer	\$ 8,390	\$ 8,280	\$ 110	\$ 8,694
Telephone	\$ 2,540	\$ 2,422	\$ 118	\$ 2,390
General Liability Insurance	\$ 21,265	\$ 22,260	\$ (995)	\$ 27,027
Management Fees	\$ 14,700	\$ 14,700	\$ -	\$ 15,112
Administrative - General	\$ 950	\$ 972	\$ (22)	\$ 1,000
Outside HOA Dues	\$ 3,580	\$ 3,531	\$ 49	\$ 3,504
<b>Total Operating Expense</b>	\$ 135,210	\$ 137,303	\$ (2,093)	\$ 150,452
<b>Net Operating Income</b>	\$ -	\$ (2,092)		\$ -
<b>Reserve Income</b>				<b>27.20%</b>
Reserve Dues Income	\$ 26,730	\$ 26,736	\$ 6	\$ 34,000
Reserve Interest Earned	\$ -	\$ 495	\$ 495	\$ -
<b>Total Reserve Income</b>	\$ 26,730	\$ 27,231	\$ 501	\$ 34,000
<b>Reserve Expense</b>				
Reserve Expenses	\$ -	\$ 9,784	\$ (9,784)	\$ -
<b>Total Reserve Expense</b>	\$ -	\$ 9,784	\$ (9,784)	\$ -
<b>Net Reserve Income</b>	\$ 26,730	\$ 17,447		\$ 34,000
<b>Total Income</b>	\$ 161,940	\$ 162,442	\$ 502	\$ 184,452
<b>Total Expense</b>	\$ 135,210	\$ 147,087	\$ (11,877)	\$ 150,452
<b>Total Net Income</b>	\$ 26,730	\$ 15,355		\$ 34,000
<b>Operating Dues</b>	\$ 2,024	\$ 2,025	<b>Total Increase</b>	
Operating Dues	\$ 135,210	\$ 150,452	11.27%	
Reserve Dues	\$ 26,730	\$ 34,000	27.20%	
<b>Total Dues</b>	\$ 161,940	\$ 184,452	13.90%	



# ANTLERS LODGE CONDOMINIUMS HOA



Alpine Edge | [HOA@AEPropertyManagement.com](mailto:HOA@AEPropertyManagement.com)  
970-453-2334 | P.O. Box 7, Breckenridge, CO 80424

---

## Antlers Lodge 2024 Annual Homeowners Meeting

**DATE:** Friday, September 13, 2024

**TIME:** 1:00 PM MDT

**LOCATION:** [Virtual via GoToMeeting](#) – see Notice of Meeting document for access details

---

Please see the information below requesting planned attendance and proxy details. It is important that you, as an owner, be represented at the meeting. If you cannot attend the meeting, please be sure to sign, date, and email the proxy so that we can ensure a quorum and that your vote will be counted.

Name(s) (please print): \_\_\_\_\_

Antlers Lodge Address: \_\_\_\_\_

**Attendance:**    (    ) I (we) plan to attend either in-person or virtually via GoToMeeting  
                      (    ) I (we) do not plan to attend

### PROXY

I (We), \_\_\_\_\_ am (are) the person(s) legally entitled to vote for the address listed above, and I (we) do hereby give my (our) proxy(s) to (check next to Board President or fill in representative's name after "Other Homeowner"):

(    ) **Board President**

(    ) **Other Homeowner:** \_\_\_\_\_

to cast my votes at the annual meeting on Friday, September 13, 2024. I hereby authorize the person named to cast my vote on all issues set forth on the agenda presented at this meeting and any other items, issues, assessments, etc., which legally may come before the membership. This proxy shall not be valid if I attend the meeting or execute a subsequently dated proxy.

Signature(s) \_\_\_\_\_ Date: \_\_\_\_\_

Please submit this form via email to [HOA@AEPropertyManagement.com](mailto:HOA@AEPropertyManagement.com) no later than Thursday, September 12<sup>th</sup>.