

# ANTLERS LODGE HOA

## Board Meeting Agenda

May 29, 2024 | 2:00 PM MST

Virtual via GoToMeeting

### Antler's Lodge Board

Jeff Sims – President

Leanne Migalski – Vice President

Bill Huber – Treasurer

Karim Sirgi – Member at Large *\*absent*

Randy Coakes – Member at Large

### Alpine Edge Representatives

Jessica Martin – HOA Director of  
Communications

Eric Keefe – HOA Manager

Taylor Edmonds – Association Manager

#### 1. Welcome

- Roll Call/Establish Quorum
  - Four of five directors were in attendance.
  - The meeting was called to order at 2:02 p.m.

#### 2. Review & Approval of Meeting Minutes – 12/14/23

- Bill Huber approved the minutes, Jeff Sims seconded, and the motion carried.

#### 3. Financials

- YTD Financial Review
  - There are currently overages in gas, water, and energy. This is offset by the money not used to clear snow off the roofs this past winter.
  - The HOA borrowed about \$15K from the reserves and put it into operating. The Board would like Alpine Edge to research its tax implications.
    - \$77K has been spent on a budget of \$82K, leaving some money to pay back the reserves loan.
- Funding Operating and Reserves
  - Alpine Edge suggests bulking up the operating account to avoid borrowing from the reserves.
  - There was a discussion of possible special assessments of owners for future CAPEX projects, such as exterior staining.
  - Reserve balance currently sits at \$140K.

#### 4. Old Business

- Roadway Resurfacing
  - Alpine Edge will meet with AP Asphalt regarding road resurfacing.
  - Decisions about a full resurface patch and digging up potholes are still being made.
  - The board wants to ensure proper grading to prevent puddles and standing water.
- Exterior Staining
  - Bid from DR Customs is \$28K. This work will be completed at the end of July/early August.
    - The cost of the Ultra Premier paint is an additional \$2,100.
    - Wood replacement will be charged based on time and materials required, estimated at \$1,700.

- The small balconies on the upper floors are also expected to be re-stained.
  - The Board would like to ensure that all of the decks, both the private balconies and the decks along the walkways between the buildings, are completed.
  - Alpine Edge will look into alternative parking solutions for this period.
- A11 Hall Refresh Plan
  - Alpine Edge will get bids on painting and new flooring for the hall.
    - If painting bids are expensive, Leanne offered to paint the hall herself.
- 602 Gutter and heat tape, NW corner
  - A gutter has been installed in this area.
  - There is concern about the heat tape and if there's enough power.
    - Alpine Edge will send an electrician to check whether enough bandwidth is left on those circuits or, if necessary, install a new circuit.
    - There was a suggestion of converting the heat tape circuits to 240v.

#### **5. New Business**

- Leanne asked that the flower barrels and grill be pulled out for the summer.
- Ladybug Gardening would like to begin planting on June 10<sup>th</sup>.
  - The Board wants to ensure she receives timely payments (within 30 days).
- The exterior lights timers need to be adjusted due to coming on at 4:00 p.m.
- The snowmelt is causing concern about flood risk. Alpine Edge will monitor this and contact the town if necessary.
- There are issues with banging in the pipes.
  - Marc Cober (plumber) proposes replacing the zone valves with slower-closing ones. The estimated cost for all the zone valves in both buildings is \$16K to \$18K. This is necessary as there are no isolation valves, requiring the entire building to be drained of glycol, stored, and pumped back in.
  - Leanne is having similar banging issues. It could be a pump problem. Alpine Edge will bring this issue to Marc Cober's attention.

#### **6. General Board Comments**

#### **7. Next Meeting Date**

- The Annual Meeting will be held on 9/13 at 1:00 p.m., and the walkthrough will occur the same day from 10:30 a.m. to 12:00 p.m.
- The budget will be prepared for board review by mid-July.

#### **8. Adjournment**

- The meeting was adjourned at 3:13 p.m.