

ANTLERS LODGE HOA

Board Meeting Minutes

Wednesday, January 25th, 3:00 PM MST

Virtual via GoToMeeting

Antler's Lodge Board of Directors

- Jeff Sims – President
- Leanne Migalski – Vice President
- Bill Huber – Treasurer
- Karim Sirgi – Member at Large
- Randy Coakes – Member at Large

Alpine Edge Representatives

- Steven Frumess – General Manager
- Erik Keefe – HOA Assistant Manager
- Jamie Stahulak – Accounting Administrator
- Jessica Martin – HOA Administrator
- Kimberlyn Bryant – HOA Administrator

1. Welcome

a. Roll Call; Establish Quorum

The meeting was attended by Jeff Sims, Bill Huber, Karim Sirgi, and Randy Coakes. The Alpine Edge management team was also in attendance.

There was a motion to call the meeting to order at 2:50 pm by Randy, which Bill seconded.

b. Review & Approval of 10.26.22 & 8.16.22 Meeting Minutes and the 2022 Annual Meeting Minutes

The BOD meeting minutes and the 2022 Annual Meeting minutes were distributed to board members before the meeting for review. Randy asked Bill if the financials were where they were supposed to be, which Bill confirmed they were. Randy motioned to approve the meeting minutes, which Karim seconded, and the motion passed.

Erik confirmed that AEs goal is to get the financial packets every month. He updated the board on AEs staff changes and the addition of the accounting manager.

2. Old Business

a. Building B Heat Tape discussion

AE addressed the ice dams forming on the third floor of building B and the possible damage to the roof and windows in that area. Leanne mentioned that she was interested in getting a bid for heat tape to prevent this issue. Due to its location, AE will have to wait until the snow is melted in the summer, and the roofers said it was too dangerous at this time. AE has received two bids to install heat tape in these areas. The Board would like the hot edge, and its power source tested to see if it works or needs additional heat pads.

b. Secondary Fire Panel Power Source

Western States inspected the Association's fire alarm system and found that building B did not have a working secondary power source. According to the fire code, there needs to be a secondary power source, like a battery. Western States quoted \$1500 for repairs. AE's service team will look into replacing the battery or following that secondary power supply

line to see if it can be hooked up correctly. Randy suggested looking at the setup of building A and copying it.

c. Garage Door Sensors

AE got bids on replacing components of the garage doors which proved to be expensive. AE proposed waiting until summer to revisit installing garage door sensors due to needing more complaints of open garage doors. Bill requested that a service tech see what model his garage equipment is so he can look into what kind of sensors need to be installed.

Karim had concerns regarding oversized vehicles parked in the garages and discussed adding more signage restricting this. Bill mentioned that his renters are informed that large vehicles may need to be parked in city lots.

d. Fire/CO Sensors

Jeff discussed the fire alarm and CO2 sensors required in all units. He would like a reminder sent to homeowners to ensure they know these requirements, and AE will work on a reminder for homeowners.

3. New Business

a. Snow Removal

The Board is satisfied with the snow removal contractors this year. AE has not received any complaints from homeowners.

b. Roadway Resurfacing

The Board would like to start looking into the resurfacing of the parking lot at Antler's Lodge and how much it would cost. AE will look at the parking lot's condition once the snow melts in the spring to determine the life of the asphalt and whether it just needs a crack seal and seal coat.

4. General Board Comments

a. Trash Responsibility

The Board wants a reminder of the trash policies sent to all homeowners and rental managers. There are issues with cardboard boxes needing to be broken down before being placed in the trash bins.

Karim mentioned that Timberline is doing a great job with trash removal.

5. Schedule the Next BOD Meeting

The next Board meeting was scheduled for Wednesday, April 19th, at 3 pm.

6. Adjournment

There was a motion to adjourn at 4:05 PM.