

ANTLERS LODGE HOA

BOARD MEETING MINUTES

December 14, 2023 @ 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

Randy Coakes – Member at Large

Alpine Edge Representatives

Taylor Edmonds – Association Manager

1. Welcome

- Roll Call/Establish Quorum
 - A quorum was met with all four Board members in attendance.
 - The meeting was called to order at 2:01 p.m.
- Review & Approval of Meeting Minutes – 06/20/23
 - There were no suggested edits to the 9/6 board meeting minutes.
 - **Motion:** A motion was made to approve the meeting minutes held on 6/20. The motion was seconded and carried.

2. Financials

- YTD Financial Review
 - This topic was not discussed during the meeting.
- Funding Operating and Reserves
 - The board was informed about the consequences of using reserves to fund operating expenses.
 - The board is not willing to increase dues unless necessary, but they are willing to consider special assessments to help refund the operating account.
 - The Board was concerned that too large of an operating dues increase, or operating special assessment may have tax implications if there are significant retained earnings. Taylor will look into HOA tax law for clarification on returned earnings taxation.

3. Old Business

- Roadway Resurfacing
 - AE is still working on obtaining bids for this project
 - The board debated whether to repair the parking lot instead of resurfacing it to save money.

4. New Business

- Roof Discussion
 - Building B – Adding Gutter & Heat Tape
 1. Gutters and heat tape have been needed on the “B” building for a few years.

2. AE will monitor the area for ice dams this winter and remedy the issue in the warmer months.
- Roof Inspection and Gutter/Downspout Cleaning
 1. Ked Martin Roofing completed this project over the summer.
 - a. The Board requested a double-check of the upper downspouts due to ongoing clogging issues that cause ice dams.
 2. The roof inspection did not reveal any issues of concern and is in good condition.

5. General Board Comments

- The Board requested that the stairwells be cleared of leaves and snow debris during weekly inspections.
 - During inspections, they requested checking landings for ice patches and ensuring shovelers are doing a good job clearing them.
 - The board requested that snow plowers refrain from piling snow against garages.
- Alpine Edge will gather bids to repaint the exteriors of the buildings to match the existing color.
- The board wants the hallway cleaned and may replace it with outdoor vinyl tiles.

6. Next Meeting Date

- The next meeting was tentatively scheduled for February 28, 2024, at 2:00 p.m.

7. Adjournment

- There was a motion to adjourn at 3:01 p.m.