

ANTLERS LODGE HOA

Board Meeting Minutes

Tuesday, June 20th, 2023, at 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 Manager
- Jessica Martin – HOA Director of Communications
- Matt Stargardter – Community Manager

1. Welcome

a. Roll Call; Establish Quorum

Bill Huber, Jeff Sims, Leanne Migalski, Randy Coakes, Karim Sirgi, and the Alpine Edge management team attended the meeting.

There was a motion to call the meeting to order at 3:05 PM.

b. Review & Approval of Meeting Minutes – 4/18/23

There were no suggested edits to the 4/18 meeting minutes. Randy motioned to approve the minutes, which Leanne seconded, and the motion passed.

2. Old Business

a. Roadway Resurfacing

Erik informed the Board that AE would try to get a bid from A-Peak Asphalt to resurface the driveway. He mentioned that only some companies in the county do this type of work, so it is hard to get on the schedule. AE recently worked with a company out of Colorado Springs and is trying to schedule an appointment to price out the project. Bill recommended contacting the same contractor that does the snow plowing to see if they can recommend any other contractors. Randy suggested getting on the schedule early next spring if the project doesn't happen before the snow falls.

3. New Business

a. Roof Discussion

i. Building B – Adding Gutter & Heat Tape

Erik informed the Board that two contractors would be needed for the heat tape: a roofer and an electrician. A roofer will add the gutter; then an electrician will install the heat tape. Erik confirmed the location of the heat tape installation with

the Board. When a roof inspection and gutter and downspout cleaning occur, AE will ask the contractors to look at adding a gutter and the additional costs.

ii. Roof Inspection

During the roof inspection, the contractors will look for missing shingles, popping roof nails, and checking the roof's integrity. They will complete minor repairs and provide a bid for any larger repairs. Leanne said an area above her unit had heat tape issues last winter that caused a lot of ice build-up. She would like the roof looked at in this area. Jeff asked that they also look at the flashing and dormers.

iii. Gutter/Downspout Cleaning

Leanne said the pine needles from the trees in the area clog the gutters and cause them to overflow when it rains. She asked that the gutter cleaning occur sooner rather than later and that this service should happen twice a year in the spring and fall. Erik will ensure this service is scheduled as quickly as possible and will work on organizing the roof inspection and gutter installation later this summer.

4. General Board Comments

Erik informed the Board that the loose step and landing protection repairs are on the list to be completed before the ski season.

Erik touched on irrigation at the Association and said that it had been activated, Ladybug would be installing flowers in the pots, and the grill was put out. The snow stakes have also been removed for the season. Leanne said the snow stakes helped protect the grass along the sidewalk and wants to ensure they are reinstalled before next winter. Erik confirmed that the stakes were stored on the property and would be reinstalled next season.

Karim mentioned that the outdoor hallways and landings need to be power washed. Erik said he would make it a priority to get a contractor out to power clean these areas. Leanne asked that they also power wash the parking lot and trash areas (including garbage cans) and sweep out the garages. Karim echoed this and requested that these areas are cleaned of debris and litter during inspections. Erik will ensure that the spring cleaning of the Association is completed. Leanne mentioned there used to be brooms at either building in the trash enclosures that were thrown out or stolen. Erik said replacement brooms could be mounted, so there was no confusion about whether they were trash.

Leanne said that Four O'clock Rd and the road gutters were just repaved, and the high-speed cable from the Town was left out. She thinks this will enable the Association to choose a new cable and internet provider in the future.

Prior to the meeting, it was brought to AE's attention that Leanne was missing a ladder. AE has asked around but has not been able to locate the ladder. Karim suggested that the Association have two ladders on the property for homeowners to borrow if needed.

Randy said the last time the reserve study was updated was in 2018/19. He plans to update it with appropriate dates for exterior projects to be completed to incorporate the costs into the budget. Bill agrees that the reserve study needs to be updated.

5. Confirm the Annual Meeting Date

Erik confirmed with the Board that the annual meeting was scheduled for Friday, September 8th. He will ask that Lindsay have the budget ready for the Board to review before August 11th.

6. Adjournment

There was a motion to adjourn at 3:58 PM.