

ANTLERS LODGE HOA

Board Meeting Agenda

Tuesday, April 18, 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

1. Welcome

a. Roll Call; Establish Quorum

Jeff Sims, Leanne Migalski, and Bill Huber attended the meeting. The Alpine Edge management team listed above was also in attendance.

The meeting was called to order at 3:04 PM by Jeff Sims.

b. Review & Approval of Meeting Minutes - 1.25.23

There were no suggested edits to the minutes. Bill Huber motioned to approve the Board meeting minutes from 1/25, which Leanne seconded.

2. Old Business

a. Snow Removal

The Association was plowed by JBS and shoveled by Rafa. The Board agreed that JBS did an excellent job plowing this year. The Board intends to sign another contract with JBS this year, but Bill wants to know the intended cost for services next winter. Leanne and Jeff said the shoveling was also good this year the few times they came out. Erik reminded the Board that shoveling is completed as needed, but this will be reassessed next year. The Board agreed that the invoices were high for the shoveling only to be done as needed.

b. Building B Heat Tape discussion

Leanne confirmed that the location where heat tape needs to be installed is on the third-floor roof of building B, facing the ski trail. She also informed AE of large chunks of ice that fell off the roof between two units that could have potentially caused damage. She would also like to add heat tape or a hot plate in this area due to the trees blocking it from the sun. There have been gutter and water problems in this section, and she mentioned that the gutters had been adjusted in the past to help with this issue.

Jeff suggested having this checked out this summer during roof inspections.

The Board was informed that the heat tape at the Association would be turned off this week.

Landscaping – Leanne asked that AE ensure Lisa from Ladybug Landscaping gets paid on time, which was an issue last summer. Erik will ensure that this is not an issue this year. Leanne would also like to ensure Lisa is informed of where to send the invoices so there is no confusion.

c. Roadway Resurfacing

Erik acknowledged the developing potholes in the pavement and informed the Board about the preventative maintenance of crack seal coating. He informed the Board that AE would obtain bids for seal coat, pothole repairs, and complete overlay or replacement of the road.

Erik informed the Board that the two scopes of the project would be crack sealing due and pothole filling. An asphalt overlay or complete replacement would be expensive options. The Board discussed parking during this project, and Leanne suggested reaching out to Tyra for permission for homeowners and renters to use their lot during this time.

3. New Business

a. Homeowner Letter – Dog Waste

Leanne mentioned that a homeowner contacted her regarding the amount of dog waste around the property and the complaints received from renters. The Board would like a notice to go out to all homeowners reminding them to clean up after their pets and that all dogs should be on leashes in common areas. AE will send the communication to all homeowners.

b. HOA Plumbing Contractor

The HOA generally uses Marc Cober as their primary contact for plumbing issues; however, he separated from the business with Joe[?] and is no longer in Breckenridge full-time. Bill and Leanne suggested calling Joe for smaller projects and still using Marc for larger projects like boilers. Jeff agreed with this suggestion.

4. General Board Comments

Jeff asked who the main point of contact should be due to staff changes at AE. Erik confirmed that the Board should contact himself, the HOA email, and Matt, who will manage the Association.

Jeff asked for confirmation on what was done with the railing project last year. He was informed that the contractors had painted the front railing and replaced any rotten boards, and the homeowner's private back porch railings were not painted. AE will determine whether the back porches are an HOA or a homeowner's responsibility.

5. Schedule the Next BOD Meeting

The next meeting was scheduled for June 20th at 3 PM MST. The Annual Meeting will be scheduled for September 8th at 3 PM MST, with an Association walkthrough at 11 AM.

6. Adjournment

The meeting was adjourned at 4:14 PM.