

ANTLERS LODGE HOA

Board Meeting Minutes

Wednesday October 26th, 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
- Brett Gunhus – HOA Manager
- Erik Keefe – HOA Assistant Manager
- Jessica Martin – HOA Administrator
- Kimberlyn Bryant – HOA Administrator

1. Welcome

- a. Roll Call; Establish Quorum

The meeting was attended by the AL Board and Alpine Edge management team listed above.

There was a motion to begin the meeting at 3:02 PM by Jeff, which Leanne seconded.

2. Old Business

- a. Selection of Officers

There was a motion by Karim to keep the director's positions the same as the previous year, which Jeff seconded. All were in favor. The positions are as follows:

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

- b. Railing repairs

The Board was informed that the railings were completed. Leanne noted that the paint was a slightly different color, which she approved of onsite.

- c. Touch-up Paint/Barn Doors

The barn doors and touch-up paint were both completed. The metal trim on the doors has also been painted.

Bill questioned whether the doors would be easy to use in the cold weather or if they would freeze up. AE asked the Board to monitor the situation and reach out if the doors start to freeze.

d. Trash Removal and Trash Can

Erik informed the Board of the trash service research that had been done. Waste management stated they would not back the truck into the parking lot to empty the trash cans. Summit VIP was more expensive than Timberline. Timberline rep. Coley will meet with the Board onsite to work out the scope of service. Leanne stated that a 64-gallon trash bin was still needed. This information will be relayed to Coley during the in-person meeting. There are also issues with the billing from Timberline; Leanne will meet with Jamie to iron out these payments.

3. New Business

a. Tree Trimming/Removal & Ceres Bill

Leanne clarified that \$1800 was still to be paid to the contractor for removing the tree. The Board agrees that this area will be suitable for snow storage in the winter. The board will discuss what to do with this area in the springtime.

b. Snow Removal

JCBS will complete the snow plowing for the Association, whereas Rafa will shovel the walkways. The Board was informed that snow stakes were installed by the AE service team along the sidewalk. JCBS will install the parking lot stakes in the areas he needs.

c. Garage Door Sensors

No significant issues were found in the garage door inspection. The Board was informed that no cables were replaced during minor repairs. The quoted automatic door closers would require new motors. Bill found another sensor that would not require new motors.

The Board would like to put up signs to remind owners and renters not to keep the garage door open for longer than 5 minutes during the winter. Leanne will draft a sign, and AE will laminate and hang them.

Bill motioned to purchase one sample garage door sensor to test out, which Karim seconded. All were in favor.

4. General Board Comments

Brett informed the Board that there are rarely neighbor complaints in the Association.

At the previous Board Meeting, the Board discussed the possibility of requiring homeowners to have water sensors. A consensus was made to suggest that homeowners install them. Karim will draft a letter to homeowners with suggestions for the different water sensors that homeowners can install in the units.

Erik went over a few maintenance items that had recently been completed. The scattered leaves have been cleaned up throughout the Association, and the garages' heat has been turned on. He informed the Board that the heat tape would be turned on within two weeks.

Leanne said her gutter was still clogged. Kimberlyn will meet her after the meeting onsite. There was a question regarding the ice dams on the top level. They form due to not having gutters installed there. Gutters and heat tape may need to be installed in the spring.

The Board had some questions regarding the budget and would like to look into a chartered accountant to look it over before tax season.

5. Schedule Next Board Meeting

The next Board meeting has been scheduled for 3 PM on Wednesday, January 25th.

6. Adjournment

Karim motioned to adjourn the meeting at 4:16 PM, which Randy seconded.