

ANTLERS LODGE HOA

Board Meeting Minutes

Thursday, August 12th, 2021 – 12:00 PM MDT

130 Ski Hill Rd, Suite 130

- and -

Virtual via GoToMeeting

Antler's Lodge Board of Directors

- Jeff Sims
- Karim Sirgi
- Bill Huber
- Leanne Migalski
- Randy Coakes

Alpine Edge Representatives

- Steven Frumess – General Manager
- Brett Gunhus – HOA Manager
- Robin Hoffmann – HOA Administrator
- Robin Dew – HOA Accountant

GoToMeeting Access Instructions

Join our meeting from your smart device:

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United States: [+1 \(669\) 224-3412](tel:+16692243412)

Access Code: 502-347-269

1. Welcome

A. Roll Call; Establish Quorum

Leanne, Bill, Jeff, Karim, Alpine Edge Representatives. Randy joined at 12:51pm.

Karim motioned to begin meeting, Leanne seconded. Meeting started at 12:06pm.

2. Old Business

- A. Tile Installation was completed and transition in place. The Board discussed whether the transition may be a trip hazard but could be covered with a rug if need be. May consider doing in other halls at some point. Board happy it has been completed. Want to see if tile may need to be sealed on the wall sides to avoid water and rot.
- B. Roof Spot Repair & Gutter Install

Leanne said she was concerned that a third of the roof drains into one downspout only 12' long. We need maybe two downspouts instead of one. Also, will need to bury the pipe.

AE advised have spoken with contractor. Pipe from top roof that drains into gutter on right side can be changed to flow through new downspout straight to the ground. Pipe is scheduled to be buried already.

Bill asked if repairs around Jeff's bedroom were done. Jeff said dormers on A building facing downtown. Leanne said B building didn't get corrected that she is aware of back with Alpine

Meadows. Board asked that AE check, as flashing not tall enough around the dormers. Roof is only a few years old.

C. Building B Irrigation Backflow Valve Replacement

Completed by Western State, got repair done and was sent to the Town. Bill wants to know if we are overpaying or anything. Brett looking into someone to oversee all.

3. New Business

A. Upcoming Fire Suppression System Inspection

Brett talking to Apex, who will be proposing Antlers go to cellular service. Upfront cost to install but cellular cheaper. Brett would like to get an install bid from All Electric to see total cost. Would get to drop the land lines from CenturyLink. Bill suggests contacting Apex and maybe Allied.

B. Tree Removal

Leanne and Robin Hoffmann did Ceres Landcare walkthrough. Leanne wants to be good neighbor and M lot could make a lot of tearing up stuff. Also, need to trim up and limb up for insurance. Karim asked about the proposal Ceres gave and would the odd tree at creek side of A building serve erosion purposes... if tree was taken down to table height, would keeping stump in place help. Leanne said it is a weird tree with several out branches. Prefer to save rather than rot. Board agreed to do proposal except M lot tree removal. Leanne said will need to move a couple parking spots for the date.

Leanne mentioned she heard that the Town is going to tear up the drive, bad water valve and they have to change out. Board asked AE needs to call the Town to see when. West side of driveway.

The Board discussed how to address towing issues in the future after Leanne's incident.

Summary:

Renter parked in Leanne's parking space on a weekend. Leanne contacted the towing company and was told only Management could call for a tow. She needed to get out so called the Breckenridge Police. Once the police found out she was on the Board, they said she could definitely request a tow. She called tow company back and they agreed to come to the vehicle.

Antlers Board and AE working on a parking/towing policy for the Annual Meeting in September. It is to also contain AE After Hours number, Ryan's Towing, and Leanne's phone numbers for owners to call.

Leanne said renters are leaving trash on top of cans still at A building. She put a notice on all doors there. Board agreed to talk about extending garbage area or other options at walkthrough.

Board agreed to do walkthrough before Annual Meeting. Board members did not recall a homeowner ever joining in a walkthrough.

Board wants AE to change batteries in the keypads and smoke detectors around the same time period.

1. Annual Meeting Preparation – Saturday, 9/11/21

C. Agenda

a. Director Terms

Brett was able to determine terms based on Alpine Meadow notes.

Jeff Sims reelected 2020, will come up for reelection in 2023

Leanne's term ends this Annual Meeting

Randy elected 2019, up for reelection in 2022

Karim elected 2020, up for reelection in 2023

Alpine Meadow showed Bill up for reelection last year, but it should have been this year. He is willing to run again.

b. Day-of Walkthrough

9/11 walkthrough before meeting without board meeting preceding it. Randy will join by phone. Brett walked through agenda items with the Board. Minutes go out to owners in advance and AE will ask for any edits. AE cannot weigh in because were not management last year so Board would have to make that call. Then there will be a vote to ratify previous meeting minutes. Bill said can roll through policies quickly. Add parking policy to this as well per Brett. Brett said AE will present the budget. Governing documents says has to be presented and ratified unless all owners' review. Bill said vote to ratify ahead of meeting is how Antlers typically does it. 11am 9/11 - walkthrough at 9:30

D. Presentation of Proposed FY22 Budget

Brett said he has some loose quote numbers for Apex, have not heard back from Tiger. Board to decide if it can be acceptable numbers to even be adopted today. Bill said account is flying close to the sun. 5.8% increase for dues scheduled for this year. Also, historically, 50/50 used allocations to pay for projects. Reserve account relatively healthy. AE would like to have a discussion about the projections. Randy agreed Board and AE need to update and renew numbers. Robin Dew said all caught up on reserves. Board is still concerned rates will be raised for insurance so trying to get subrogation. Grounds flat. Extra expenses left in. Leann said, if possible, need to do something in front of A building. Robin advised there is also \$1000 discretionary funds. Telephone hoping to get rid of. Snow removal slightly underspent but leave in budget just in case. Upper village, no changes. Up for renewal with comcast TBD, saved a little on electricity. Spending more on water, expectation up slightly. Robin D put in 761 and has already occurred and added increase for next year. The Board went on to discuss the boilers and tried to determine when they were installed. Again, the pressure and the noise has to be addressed. The noise is spreading and now being heard by upstairs neighbor. Board determined an expert needs to come in and find what is causing both issues and have it remedied as it is affecting quality of life. Diagnosis of issues will need to be a Reserve expense. Cober had chances to fix it and failed on two fronts and they installed the boilers. Estimate for repair will need to be viewed and approved by the Board before repair is scheduled. Brett advised AE will work on getting someone in to diagnose the issues.

Robin Dew also wanted the Board aware that the electric breakdown can be confusing, and rounding can be violation of Declarations. He also did some more research and got email from Xcel. He has submitted request to Colorado Energy, they want to do increase of 12.8% per unit to turn it all fully green by 2030. Did not put in budget because research said this is just being submitted for approval and does not sound like it will pass. If passes, will go in effect January 2022. If becomes outrageous sum, then could do special meeting for special assessment based on first bill for increase.

a. Adoption

Randy motioned to accept the budget; Karim seconded. Motion passed unanimous.

4. General Board Comments

Randy asked if possible to get prelim estimate/quote for the boiler issues just so the Board can bring it up in Annual Meeting as potential large cost.

Leanne also mentioned the trash and what options there may be. Possibility of fake cameras were also mentioned.

5. Adjournment

Bill motioned for adjournment; Leanne seconded. Meeting adjourned at 1:39pm.