

ANTLERS LODGE HOA

Board Meeting Minutes

Tuesday, August 16th, 2:00 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
- Jamie Stahulak – Accounting Administrator
- Jessica Martin – HOA Administrator
- Kimberlyn Bryant – HOA Administrator

1. Welcome

a. Roll Call; Establish Quorum

The board of directors attended the meeting, and the Alpine Edge Management team listed above was also in attendance.

There was a motion to begin by Leanne at 2:01 PM, which Karim seconded.

b. Review & Approval of 5/25/22 Meeting Minutes

The minutes from the previous Board meeting were distributed for Board review before the meeting. There was a motion to approve the minutes by Leanne, which Bill seconded. All were in favor.

2. Financial Review

a. FY 2022-23 Budget

Jamie presented the budget to the Board and reviewed it line-by-line. There was a question about the reserve fund deposit; Jamie said the deposit would be reflected on the August statement. The last Reserve Study occurred in 2014 and was updated in 2018; no action is to be taken now.

Regarding the fraud claim, the Board asked if Alpine Edge had replaced the money. Alpine Edge will be depositing the capital this month. Jeff has not had any other issues with his email being hacked and had IT change all of his passwords.

There were some questions regarding the billing from Timberline. Jamie has yet to receive any answers from them but has changed how this bill is paid. Alpine Edge will reach out to other trash companies in the area for their service rates. The Board would like the 96-gallon trash bin removed from building A due to being too large.

The Board would like the budget finalized and voted on by the weekend. The Budget should be sent to homeowners 30 days after Board approval and at least ten days before the Annual Meeting.

3. Annual Meeting Preparation

a. Date

The Annual Meeting was scheduled for September 20th at 5 PM. There will also be a walkaround at the property one to two hours before the meeting.

b. Director Election

There is one seat open for the Board of Directors this year. Alpine Edge will call for nominations closer to the date of the Annual Meeting.

4. Maintenance Items

Karim stated that the building maintenance has been lacking. The walkways, corridors, and stairways have been unkempt. It was said that AE is rarely onsite and needs to perform proper inspections. Brett informed the Board that the new software AE works with would log when the Association inspections occur.

The gutters in the Association need to be cleaned out. There are issues with gutters overflowing and causing leaks in the units. Alpine Edge will have a contractor clean the gutter and downspouts this fall. The flashing and dormers will be inspected by a roofer as well.

The Board would like to have a blockade or signs placed over the bridge to prevent people from using the bridge during the winter.

5. Adjournment

Bill made a motion to adjourn at 4:35 PM, which Karim seconded.