

ANTLERS LODGE CONDO ASSOCIATION

2022 ANNUAL MEETING AGENDA

Tuesday, September 20th, 2022

4:00 PM MDT

Virtual via [GoToMeeting](#)

Antlers 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 Asst. Manager
- Jessica Martin – HOA Administrator
- Kimberlyn Bryant – HOA Administrator

AGENDA

I. Welcome

A. Review of GoToMeeting Protocol

Brett reviewed the GoToMeeting platform with the homeowners.

B. Notice of Meeting Delivery

Homeowners were sent the meeting notice by email and USPS to the address on file.

C. Introduction of Board Members & Management

Brett introduced the members of the Board of Directors and the Alpine Edge Management team.

Jeff motioned to begin the meeting at 4:06 PM, which Randy seconded. All were in favor.

II. Review of 2021 Annual Meeting Minutes

A. Owner Vote to Ratify 2021 Minutes

The homeowners were sent the 2021 Annual Meeting minutes for review. There was a motion to approve the minutes by Leanne, which Bill seconded. All were in favor.

III. Financial Update

A. Review FY2022 Financials

i. Capital Expenditures

Association Treasurer Bill Hughes addressed the homeowners regarding the CAPEX projects completed this year. The railings were repaired and repainted, a barn door was replaced for a trash enclosure, and some tile work was completed.

ii. Fraud Loss Outcome

Alpine Edge accountant Jamie Stahulak informed the homeowners of the outcome of the fraud loss that occurred early in the summer. Alpine Edge accepted full responsibility for this loss and replaced all funds.

She pointed out that there has not been a reserve transfer due to trying to make up the operating expenses. The Board and AE would like to make a reserve transfer sooner rather than later.

B. Review of Adopted FY2023 Budget

i. Review Operational Expense Budget Items and Dues

Jamie went over the operational expense budget items with the homeowners. There were some increases in things such as insurance. Dues will increase by 4.7% on October 1st.

ii. Ratification of FY2023 Budget

There was a motion to ratify the FY2023 Budget by Bill, which Randy seconded. All were in favor.

IV. Policy Review

A. Routine Landscape Maintenance

Leanne addressed the homeowners and informed them that Ladybug is the landscaper for the Association and is responsible for mowing and seeding. The Association plans to use Ladybug next year for routine maintenance.

The irrigation will remain off in the spring due to watering weeds. Grass must be established behind A and B buildings and at the front entrance.

B. Winter Snow Removal

The Board has decided to keep the same plow contractor from last year (JPS). The contract has been signed. He will store snow in the usual spots.

AE has a contractor in mind to shovel the walkways and sidewalks. He will charge by time and material. Roof shoveling will be completed through AE.

C. Review of Collections Policy

There haven't been any issues with dues payments in the Association. Eric reminded homeowners of the collection policy. There are three ways to pay dues: Check, ACH, or through Plastiq.

Jeff inquired as to how many owners were on ACH. Jamie will get back to him with this information. ACH is the easiest way to pay dues.

V. Old Business

A. 2022 Project Review

Steven informed the homeowners that the railings and some walkway boards had rotted. Those have been repaired and repainted, and the new barn door to the trash enclosure will be painted in the next couple of weeks.

A roof and gutter inspection were performed at the Association, and a few minor repairs are being made. Bill mentioned that there are some issues with the dormers. AE will have them inspected.

All six garages and 14 doors had the batteries replaced. Bill said there were a few battery trays that needed to be replaced.

The Board has requested that AE look into a new trash service. AE reached out to Waste Management for quotes and to see if they would back into the parking lot. AE will also reach out to Summit VIP. Leanne informed owners of the recycling program with the Town and mentioned there had been some pushback from residents.

VI. Director Elections

(1 Seat, currently held by Randy Coakes; 3-Year Term; October 2022 - September 2025)

There were no nominations for the open Board seat. Randy volunteered to serve another term. This was uncontested by the homeowners. Leanne motioned for Randy to serve another term, which Bill seconded. All were in favor.

Board positions will be determined at the next Board meeting.

VII. Open Forum

Bill and Leanne would like AE to look into automatic door closers for the garages in the wintertime. Kimberlyn will reach out to a contractor for a quote. Bill motioned to allot \$1500 to the garage door closers, which Randy seconded. Signage will be posted once this has been completed.

The Board would like to make water sensors for leak detection mandatory at the Association. Bill will work on compiling a list of different types of sensors.

The Board asked that all homeowners request that their rental management companies label the exterior light switches for renters. Jeff recommended installing timers.

Leanne reminded homeowners to break down their boxes when discarding them in the trash.

Alpine Edge will be reaching out requesting homeowners' short-term rental management information.

VIII. Adjournment

There was a motion to adjourn the meeting made by Randy at 5:13 PM, which Jeff seconded. All were in favor.