

ANTLERS LODGE CONDO ASSOCIATION

2023 ANNUAL MEETING MINUTES

Tuesday, September 8, 2023

2:00 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
- Erik Keefe – HOA Manager
- Matt Stargardter – HOA Community Manager
- Jessica Martin – HOA Administrator

AGENDA

I. Welcome

A. Review of GoToMeeting Protocol

Board of Directors attended the meeting. The Alpine Edge team listed above participated in the meeting. A quorum was met by homeowners in attendance and through proxies received prior to the meeting.

B. Notice of Meeting Delivery

The meeting notice was sent to all homeowners via certified mail and email in accordance with CCIOA and the association's governing documents.

C. Introduction of Board Members & Management

Board members and management were introduced to homeowners.

II. Homeowner Ratification of 2022 Annual Meeting Minutes

There were no suggested edits by homeowners to the meeting minutes. Karim Sirgi motioned to ratify the 2022 Annual Meeting minutes, which Randy Coakes seconded, and the motion passed.

III. Financial Update

A. Review FY2023 Financials

Bill Huber addressed the homeowners and reported on the FY2023 financials.

- The spending for the 22/23 fiscal year is projected to exceed its budget by about \$400.
- Utilities are 50% of the budget and include natural gas, electricity, trash, water, and sewer, as well as cable TV, internet, and two phone lines for the fire system.
 - Gas and electricity cost 25% over last year.
- Insurance – Farmers informed the Board of an upcoming increase in insurance rates, which was incorporated into the FY24 budget.

- Shoveling and roof snow removal, General maintenance, and boiler maintenance all came in under budget and allowed the HOA to get close to the expected spending.
- The HOA used \$8,000 from their reserves this year to install sliding doors in front of the trash area and repair the fire suppression system. The reserve balance is expected to reach \$133,000 by the end of the fiscal year.

i. Capital Expenditures

- Staining - On some of the western and southern exposures, the paint on the building looks worn out. The Board will consider getting a quote to repaint it next year.
- Resurfacing Driveway – No quote has been provided yet for the resurfacing job. The project requires significant work due to cracks, dips, and low spots. Funding will likely be sourced from reserves and a special assessment.

B. Review of Adopted FY2024 Budget

i. Review Operational Expense Budget Items and Dues

- Operating costs increased by just over 10% due to a 9.1% increase in the Denver CPI, affecting utilities, management fees, and snow removal.
- As predicted by the insurance company, the insurance cost has increased by 20-30%. The maximum insurance coverage for a complete rebuild is \$25 million, which is currently higher than the HOA's projected cost of \$16-18 million. AE was unsure if the limit would rise with inflation.
- The office supplies and software line was reduced to \$200 due to the switch from QuickBooks to AppFolio, which will become part of the management fee.

AppFolio is a portal that gives homeowners real-time access to their financials and association governing documents. Homeowners were reminded to activate their accounts, which went live on September 1.

AppFolio has waived fees for e-check dues payments for one year.

ii. Ratification of FY2024 Budget

Karim Sirgi motioned to ratify the FY24 budget, which Randy Coakes seconded, and the motion carried.

IV. Policy Review

A. Routine Landscape Maintenance

Ladybug Gardening offers contracted landscaping services to our community, including spring/fall cleanup, irrigation startup/winterization, lawn aeration/fertilization, bi-monthly mowing/trimming, annual flower management, and herbicide control.

B. Winter Snow Removal

Association snow removal service includes plowing and shoveling walkways and up to the front doors of each unit. The contractor performs snow removal services when the trigger amount is reached. Last year's trigger amount was 2 inches. If the trigger amount is not met in one storm, but over multiple days, we ask the vendor to come out to prevent snow consolidation. The previous vendor, JCBS, no longer offers snow removal services in Breckenridge. Alpine Edge is

finding another vendor for plowing services. The shoveling contract remains the same this season.

C. Review of Collections Policy

Assessments are due on the 1st of each month. Any outstanding assessments after 30 days are delinquent and subject to fines and interest.

V. Old Business

A. 2023 Project Review

- The front-facing wooden walkways and deck joists over the garages will be stained.
- The stair landing deck boards will be replaced, and kick plates will be added for added protection against ski boots and wear.
- Building B will undergo heat tape and gutter installation.

B. Future Projects

- The parking lot may undergo a partial or full overlay in the next few years. Alpine Edge is seeking bids for the project. The worst areas of asphalt are where the parking area slopes downward, causing ice, snow, and rainwater to accumulate. The middle strip may only need to be replaced instead of the entire parking lot, resulting in significant cost savings.
- We plan to carry out a complete exterior staining next summer.

VI. Director Elections (*Jeff Sims and Karim Sirgi's Seats; 3-Year Term; October 2023 - September 2026*)

Karim and Jeff were re-elected for another three-year term as no other volunteers stepped forward.

VII. Open Forum

- A homeowner requested that adequate notice be given to homeowners before the water is shut off for maintenance. Homeowners must be given a 24-hour notice before a water shut-off.
- Homeowners who hire licensed contractors for plumbing and electric work must provide the license to Alpine Edge.
- Homeowners were reminded to install water detection monitors for leak prevention. Another major leak in the building could risk the HOA insurance coverage.

VIII. Adjournment

There was a motion to adjourn the meeting at 3:06 p.m.