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ANTLERS LODGE CONDO ASSOCIATION ANNUAL MEETING

September 11, 2024 | 1:00 PM MDT

Virtual via [GoToMeeting](#)

I. Welcome

- Call to Order & Determination of Quorum
 - A quorum was met with at least four homeowners present or represented by proxy.
 - The meeting was called to order at 1:05 p.m.
- Introduction of Board Members & Management
 - The current Board and management team were introduced to homeowners.

II. Approval of the 2023 Annual Meeting Minutes

- **Motion:** A motion to approve the 2023 Annual Meeting Minutes was seconded, and the motion passed.

III. Financial Update

- Review Current Financials
 - Board Treasurer Bill Huber reviewed financials with homeowners.
 - The FY2025 Budget was reviewed:
 - Expected increases in insurance and utilities (water, gas, electricity, etc.)
 - Dues will be increased.
 - Contributions to the reserve were increased to a fixed amount instead of a percentage, as the account had a healthy balance of around \$124K after the loan transfer.
 - Reserve expenses expected: painting and driveway repairs.
 - The loan from reserves to cover operating expenses will not be replenished. This is due to several years of spending money from the checking account without budgeting for it and not using funds from reserves to cover the costs.
- Ratification of 2025 Budget
 - There were no vetoes to the 2025 Budget. Therefore, it was ratified by homeowners.

IV. Policy Review

- Routine Landscape Maintenance
 - Ladybug Gardening offers contracted landscaping services to the HOA, including spring/fall cleanup, irrigation startup/winterization, lawn aeration/fertilization, bi-monthly mowing/trimming, annual flower management, and herbicide control.
- Winter Snow Removal

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- Association snow removal service includes plowing and shoveling walkways up to the front doors of each unit. Imperial handles plowing, and Rafa is responsible for shoveling.
- Review of Collections Policy
 - Assessments are due on the 1st of each month. Owners were encouraged to check their AppFolio accounts.

V. New/Old Business

- 2024 Project Review
 - Comcast Upgrades
 - There was a discussion regarding whether to keep the cable/internet package or renew only the internet contract and drop the cable.
 - Emails will be sent to homeowners once more information regarding the Comcast upgrades is available.
 - Zone Valve Replacement, B Bldg.
 - This project was mostly completed except awaiting a part for one issue. It is expected to be completed this week.
 - Gutter and Heat Tape, B Bldg.
 - Ice on the creek side of the building might have penetrated a section of the roof. A gutter and heat tape have been installed so that there won't be any more dangerous ice levels forming up there.
 - Painting and A11 Hall refresh
 - The exterior paint of the buildings is in good shape. They will be repainted in May after the snow melt.
 - The A11 hall refresh will be completed around the start of the winter season.
 - During the walkthrough, it was pointed out that three hallways didn't have updated tiles. AE will get bids for this.
 - Alpine Edge and the board will discuss completing touch-up paint in needed areas.
 - There was a discussion about changing the colors. AE will gather options.
 - The board discussed changing out the exterior globe lights during next year's painting project to be more Dark Sky compliant.
 - Asphalt work
 - AE contacted A-Peak Asphalt but couldn't get on the schedule this year. AE will restart the conversation early next year to get on the schedule for asphalt repairs.

VI. Other Business

VII. Board Election

- The Board appointed Rob Exline to fill Randy Coakes' board position.
- LeAnn Migalski and Bill Huber's seats are up for election this year. There were no other nominations by homeowners; therefore, Bill and Leanne were re-elected to serve another term on the Board.

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VIII. Next Meeting Date

- The 2025 Annual Meeting will occur around the time of the Breck Oktoberfest.

IX. Adjournment

- The meeting adjourned at 2:15 p.m.