

ANTLERS LODGE CONDO ASSOCIATION ANNUAL MEETING MINUTES

September 10, 2025 | 3:00 PM MDT

Antlers Lodge Board of Directors

- Jeff Sims - President
- Leanne Migalski – Vice President
- Bill Huber – Treasurer
- Karim Sirgi – Member at Large
- Rob Exline – Member at Large

Alpine Edge Representatives

- Taylor Edmonds – HOA Manager
- Erik Keefe – HOA Director
- Jessica Martin – HOA Dir. of Comm

I. Welcome

- Call to Order & Determination of Quorum
 - A quorum was met with at least 20% of owners represented at the meeting.
 - The meeting was called to order at 3:02 p.m.
- Introduction of Board Members & Management
 - Current board members and Alpine Edge Management team were introduced to attendees.

II. Approval of the 2024 Annual Meeting Minutes

- The 2024 Meeting Minutes were approved by owners with no edits.

III. Financial Update

- Reserves: \$127,000 as of July 2025; \$24,000 transferred to operating funds. Projected reserves at year-end: ~\$85,000.
- Operating Budget:
 - Insurance costs are projected to increase by ~\$10,000 (final numbers by Jan 2026).
 - Prior flood surcharge is expected to drop off.
 - Utility and insurance increases are projected at ~\$14,000 overall.
- Dues: Increase of 7.7% effective October 1, 2025. Notices will be emailed to all owners.
- Budget Ratification: No vetoes were noted; the 2026 budget was ratified by all owners.

IV. New/Old Business

- 2025 Project Review
 - The exterior building painting has been completed.
 - The HOA installed dark-sky-compliant lighting and disposed of outdated bulbs.
 - Siding and deck boards were repaired.
 - Installed additional gutters between dormers.
 - Parking lot repairs and seal coating were completed.
 - Hallways were painted, retiled, and switched to a new cleaning service.
 - Balconies were stained and painted.
- Reminders
 - Trash and Recycling
 - Trash area signage to be added (due to bear activity and renter confusion).

- Owners were asked to remind renters and cleaners about trash location and HOA quiet hours.
- Trash doors must remain closed to prevent wildlife and weather damage.

V. Other Business

- Maintenance
 - Boilers/water heaters reviewed:
 - Flushing of the system occurs annually, and the lifespan is expected to be long.
 - Pressure adjustments reduced noise issues.
 - Roof in good condition; regular inspections to continue.
 - Owners suggested the HOA coordinate notifications for window cleaning and plumbing shut-offs.
 - It was discussed that window cleaning requests will remain the owner's responsibility, but the HOA may coordinate notifications when vendors are on-site.
 - Owners are encouraged to install individual plumbing shut-off valves. The board will provide notice whenever possible for whole-building shut-offs.

VI. Board Election

- One board seat is open for a three-year term. Rob Exline volunteered and was elected by acclamation.

VII. Next Meeting Date

- September 17, 2026, at 12:00 PM (MT).

VIII. Adjournment

- Meeting adjourned at 3:42 PM.