

ANTLERS LODGE CONDOMINIUM HOA

2021 Annual Homeowner Meeting Minutes

Saturday, September 11th, 2021 – 11:00 AM 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
- Robin Dew – HOA Accountant
- Robin Hoffmann – HOA Administrator

AGENDA

I. Welcome

A. Review of GoToMeeting (GTM) Protocol

Attendance: Karim Sirgi, Leanne Migalski, Randy Coakes, Deborah and Patrick Kratovil, Mary Jo and Bill Huber, Jeff Sims, and Brad Stevenson. President received four proxies. Quorum met.

B. Notice of Meeting Delivery – Steven Frumess

Notice of delivery confirmed through email and USPS.

C. Introduction of Board Members & Management – Steven Frumess

Alpine Edge (AE) introduced their representatives in attendance, provided attendees with management's contact information, and noted the 24/7 emergency line.

HOA@AEpropertymanagement.com or 970-453-2334 – ext. 3 for HOA, ext. 6 for Accounting, and ext. 5 for 24/7

Brett Gunhus gave the Summit County short-term rental (STR) complaint number 970-668-8600 and asked that any STR problems be reported to us and the county hotline.

STR ordinance was added to the agenda

Karim (B31) advised attendees that water had started leaking in his unit and that four units had been affected. He had been mitigating and contacting insurance companies. The individuals affected are Patrick Kratovil (B21), Brad Stevenson (B32), and Leanne Migalski (B22). AE will get some estimates this morning and can look at those together. It does sound like the quote may change if the kitchens need to be ripped out, but we will know on Monday.

AE advised that there are two seats open on the Board.

II. Vote to Approve 2020 Annual Meeting Minutes

Karim motioned to approve the 2020 Annual Meeting Minutes, and Leanne approved. Motion carried unanimously.

Alpine Edge * HOA@AEPropertyManagement.com * 970-453-2334 * P.O. Box 7, Breckenridge, CO 80424

III. Old Business

A. Transition Review

Management noted the tile work, new gutter/downspout, heat tape, shingle repairs, and current position with the insurance carriers regarding the water damages. Also stated, the walkthrough took place at 9:30 am, and they will work with the Board to determine the priorities for next year.

Jeff let everyone know that the transition was smooth, and the responses seemed excellent. He told everyone he appreciates that AE tries to react immediately. Karim seconded Jeff's comment about AE.

B. Policy Review

1. Parking

Steven informed homeowners that parking has historically been an issue for Breckenridge and supplied AE's contact information to all the owners so they can report any problems.

Leanne mentioned that new homeowners should be informed that there will be no extra car parking and that sometimes oversized vehicles may not fit into a spot.

2. Snow Removal

Leanne said she likes the contractor, but he comes between 4-4:30 AM. She said he had the right equipment to handle the snow, including hand shovels. She feels he generally does what needs to be done. There have been no complaints from renters.

3. Trash

There has been a problem in which some cleaning companies have trouble reading the sign on how to open the dumpsters. There need to be better instructions. AE will create new instructions in a different font. People who rent short-term need to be educated on how the trash works and tells that if a dumpster is full, they need to walk the garbage across the lot to the other dumpster.

Bill asked that everyone send any communications regarding trash to their rental management companies as there has been a big problem with bears this year. Everyone was informed that trash pick-up times are Tuesday and Friday mornings. He said that Timberline has seemed to improve a bit.

Brett asked that homeowners inform AE if the truck drives by and does not stop. Leanne reminded homeowners to break down and flatten boxes, especially during the holidays.

Bill said he would send out the PDF of recycling requirements to homeowners.

4. Collections

Robin Dew (HOA accountant) addressed homeowners and said there were no problems with anyone being late on dues payments and that the owners had been very responsive. Robin

reminded homeowners of the Collections Policy in the Association and how late charges are handled.

Bill informed everyone that the HOA has waived some penalties in extreme situations and wants to be sensitive to some circumstances.

IV. Financial Review – Bill Huber

A. Review FY2021 Financials

Bill addressed homeowners and informed them that in the transition to new management, they noticed that some things were accounted for loosely or not by the previous management company. The Association was short on funds for a while, affecting the operating budget; there was no reserve transfer during this time. That has all been cleared up, and historically cash flows heavier in the winters. The board tends to fund all our more considerable expenses out of the reserves, and projects like the boiler come out of those funds.

B. Review of Board-Adopted FY2022 Budget

1. Operational Expense Budget Items and Dues

Homeowner dues will increase on October 1st. Robin D. said that he will send out a notice to all of the owners and that the invoice will get sent out early, but it still won't be due until Oct 1st.

Brad asked for more clarity on the current reserve funds, stating that the reserve after the September contribution was at \$107,800 and historically was between \$60K to \$150K.

Bill said a list of upcoming projects Randy had been working on needed updating. He said that he had moderated some of the items and knows that some still must be done, such as repaving or painting. The building was last painted five years ago. Leanne said they had done a reserve study in the past, and some projects had been accelerated, and some had been postponed.

Randy informed everyone that the study was done in 2012, and the only thing done off that list were the boilers and the roof. He said the reserve balance was about where it was supposed to be, but they hadn't replaced the doors or windows. The top had been more expensive than projected, but they had added heaters and better-quality materials, so about a 15% increase seems understandable. Brad offered to be on a committee to look at the reserve.

There was a question about whose responsibility it was to fix the doors, windows, etc. Brett said he would check the governing documents and get back to everyone. Bill mentioned that historically the owners have paid for the valves.

2. Ratification of FY2022 Budget

Randy motioned to ratify the 2022 Budget, which Karim seconded. All were in favor.

V. New Business

A. Insurance Policy Review

AE has received two bids for the water damage repairs but still needs to obtain one more. Leanne said that Brad's unit had minimal damage, the refrigerator just had to be put back, and the carpet re-stretched; however, a quote was not obtained for this condo.

Leanne informed everyone that she had opened a claim with the insurance company and wanted to know if damage in individual units would go against the HOA. Jeff said it would and informed everyone that they had an inclusive policy. He said that anything physically attached to the home is part of the HOA. There is currently a \$20K deductible. He recommended that Farmers follow through and that they would be able to monitor the costs.

B. Water damage/repair

Leanne asked Patrick for approval to look at the banging pipes and address the issue, to which he agreed. Brad asked about water pressure measuring and said he has a water detection device in his other home. Leanne walked with Matt and checked everyone's water pressure. The places that they found were high were Tyra and Highlanders, and they asked that Colten do PRV testing. Bill said there was a pressure limiting device in the boiler room, but there was no pressure limiting devices in the buildings. He noted that AE would investigate pricing.

Leanne said that the city isn't accepting any responsibility. Bill asked about a committee for mitigation and safety regarding water, heaters, detectors, etc. He said that the board had suggested starting a committee for this task.

Brett asked if anyone, including the property manager, had any knowledge or experience with any of the issues discussed. He requested that any names and information be passed on to AE to be investigated.

C. STR Ordinance

Brett informed homeowners that the Town of Breck was very interested in a cap of 2200 STRs. Leanne mentioned that everything would be done through attrition with voluntary non-renewal or through the sale. A TOB meeting will start at 3:30, but the public comment doesn't open until 7 pm. She welcomed various opinions and any solutions anyone could think up.

Brett informed homeowners that AE was willing to cover the cost of anyone's license application and that this could be the future business for everyone with mutual benefits. Two weeks after the meeting, there will be a town vote.

Brad felt that not letting Antlers be exempt was silly since the area was developed for vacation rentals and usage. He thought that the town had dug a hole with this situation. He asked if something similar was happening at Broken Lance and mentioned that they were all condos with no residential usage. He said that another email was set to go out after Tuesday.

VI. Board Member Election *(2 Seats; 3-Year Terms; October 2021 - September 2024)*

It was announced that Bill and Leanne were nominated this year, and the group was asked if anyone wanted to run against them or nominate someone else. Karim asked how many board members were required. Brett wasn't sure of the number.

Homeowners were informed that Board meetings are public.

VII. Open Forum

The Board set up a meeting to discuss insurance in more depth; they decided on Tuesday, October 5th, at noon MST.

VIII. Adjournment

Karim motioned for adjournment, which Leann seconded. The meeting was adjourned at 1:06 pm.