



Basecamp Shops and Residences Homeowners Association
Board of Directors Meeting
November 13, 2019
2:30 PM

Attendance:

Basecamp HOA Board of Directors

- **Fred Newcomer** – President
- **Ryan Van Gundy** – Treasurer
- **David O’Neil** – Secretary

Alpine Edge Representatives:

- **Steven Frumess** – HOA Director
- **Brett Gunhus** – HOA Administrator
- **Jake Brestel** – HOA Accountant
- **Meghan Shacklette** – Operations Manager

1. Roll Call; Determine Quorum

The meeting started at 2:30 with everyone in attendance and David O’Neil attending virtually. Due to time constraints, he asked that we shift the agenda around and start with the financial review.

2. New Business

A. 2019 YTD Budget Review & 2020 Budget Proposal

Steven & Meghan went line-by-line through the proposed 2020 budget, highlighting variances from 2019 and line items that were combined or re-arranged for sake of convenience. The “Administrative” line item was removed as the “Office Supplies” line item should be sufficient for what that entails. Fred mentioned that the door glass could benefit from more frequent cleans. Steven suggested that carpet cleans be decreased in frequency from quarterly to bi-annual cleans to offset other costs. The reserve study was briefly touched on to explain the reserve contribution amounts.

The budget was approved unanimously by the Board and will be adopted by the association effective January 1st, 2020 in accordance with Section 9.4 of Basecamp’s Codes, Covenants, & Restrictions.

B. Annual Meeting Details

The suggestion was made to host the meeting at the Frisco Community Center rather than a bar or restaurant. Drinks and snacks can be provided by management. Alpine Edge will reach out to the Community Center to inquire about availability once the Board has decided on a preferred date for the meeting.

Meghan left the meeting after reviewing the budgets at 3:15 due to time constraints.

3. Old Business

A. Pinnacle Building Lighting Report

Fred reported that the late-night lighting problem has gotten much better since Pinnacle agreed to adjust their lighting timer schedules.

B. Pod Meeting Recap

David and Fred met with the owners of each Basecamp Pod to hear their thoughts & comments about the community. The top concern was the poor soundproofing between units. Sound testing will be performed in one of the units by early December. David agreed to write & distribute a letter to homeowners regarding soundproofing and extended warranty updates. David excused himself from the meeting at 3:45pm.

C. New Rule Review & Signage

a. Recreational Gear Rule Rescission

The Board reviewed pushback from homeowners on the rule about recreational gear in the common areas created at the last board meeting. The rule was quickly rescinded upon hearing homeowner concerns. The Board may propose a rule in the future to touch on recreational gear if it becomes more of a problem and an agreeable solution can be determined.

b. Smoking Update

The Board discussed the issue of smoke at the last meeting. Alpine Edge sent a communication to the homeowners clarifying that while smoking in common areas is of course a violation of the governing documents, smoking within each unit is also a violation if it is perceived as a nuisance to any other owners in other units or common areas. This has occurred a number of times since that communication was distributed. Alpine Edge will start charging fines in accordance with Basecamp's escalating fee structure if this continues to be a problem. Fred also suggested that signage be created, purchased, and installed throughout the building to warn guests & owners about the rule.

c. New Rule Proposal: No Ski Boots Worn Indoors

The Board agrees that ski boots worn indoors both damages the interior and is also a noise nuisance coming up and down the flight of stairs. The entire board is in favor of creating a rule prohibiting ski boots being worn inside common areas. Fred volunteered to procure a bench to use as a ski boot station for the common storage area in order to help homeowners and guests abide by the rule when it is in place.

d. Rules and Regulations Examination

Fred mentioned his desire to go through the Rules and Regulations to omit certain rules that are outdated and may no longer be relevant to the association. Any Board member is free to identify specific rules that should be changed or omitted and bring these to Alpine Edge in order to organize and present to the Board at the next meeting to be voted upon.

5. Adjournment of Meeting

The meeting was adjourned at 5:00pm.