



Basecamp Shops and Residences Homeowners Association

Board of Directors Meeting Minutes

Thursday, November 5th, 2020 – 12:00 PM

Remote via GoToMeeting

Virtual Attendance:

Basecamp HOA Board of Directors

- **Fred Newcomer** – President
- **Tyler Mikolajczak** – Treasurer
- **David O’Neil** – Secretary

Alpine Edge Representatives

- **Brett Gunhus** – HOA Administrator
- **Steven Frumess** – General Manager
- **Robin Dew** – HOA Accountant

GoToMeeting Access Instructions

Please join the meeting from your smart device:

<https://global.gotomeeting.com/join/229627629>

You can also dial in using your phone.

United States: [+1 \(646\) 749-3122](tel:+16467493122)

Access Code: 229-627-629

1. Roll Call; Determine Quorum

The meeting began at 12:10 PM with Fred and Tyler in attendance. Nathalie stood in for David.

2. New Business

a. Parking and Enforcement

Ae sent communication to residents recently.

Garage is part of the parking count. Ground lease says each unit gets 2 stickers, but 1 if they have a garage. Plat seems to agree.

R209 followed thru and moved all his cars off-site by the deadline – but that only lasted 1 week and he has had an extra car on-site for the past 2 weeks.

HOA’s true responsibilities end at sidewalk, so does the Board want to address Craig’s situation? Does the Board have the right to address parking enforcement? Does that need to come from Haven?

The Board would like to fine this individual and will discuss further.

White truck, blue BMW

Steven Frumess suggested a parking audit to send to all owners to get updated vehicle descriptions and tag numbers to update our records and determine who needs new parking stickers.

b. Deck Shade Devices

Fred Newcomer had a discussion with Candice Warren and another with Tim Warren about the umbrella that she had on the deck. Fred has reached out to other local HOAs to see if they allowed for umbrellas or other shade devices, and none of them did. Fred opened up the discussion to see if these should not be allowed.

Tentative verbiage:

Shade devices must be weighted down, no logos, earth-tones only...

No determination made – the Board will talk about it over the next week & see if an agreement can be made.

c. Rules and Regulations Review and Update

- 2nd-to-last sentence in rule 1 (heat pump filters) should be removed.
- Fred & Tyler to review whole set of R&Rs to see what can be removed for a newer cleaner version.

Alpine Edge Routine Maintenance Schedule

- Steven reviewed Alpine Edge's routine maintenance schedule.
- Wet sprinkler test
- Fire extinguisher test
- Fred's extinguisher last tested Jan/Feb 2019

Update on a homeowner's report of a guy peeing on garage #1.

AE had Ankorholz spray, but it seems to require another spray.

Fred mentioned that dogs have been peeing on the trim and Fred would like to address that.

AE to get the Service Team back up to spray & keep a closer eye on Common Areas moving forward.

Fred saw young woman white skirt Oldsmobile in garage access aisle few days ago (7:00 AM) she also peed next to garage #4.

Fred asked that the AE Service Team start paying a bit more attention to detail.

Fred also brought up weathered keypads and they seem to be getting worse, but the cause is uncertain.

It could be weathering but seems more like scratching.

d. Exterior Building Lighting and Security Issues

Craig has asked AE to test lights to make sure that they're working, and AE did not notice light over the entrance of Pod 3 seems to be on its own system – is it an emergency light? If so, why does Pod 3 not have a similar light over their entrance like the others? The Board has not noticed any exterior lights not working.

The Board will reach out if and when they notice exterior lights not working. This could help with the urinating situations.

Sitting in the HOA mech closet on top of paint bucket is a lens cover and gasket for the garage #1 light fixture. Fred noticed that it had fallen and set it there. AE will make a work order to have that replaced.

Fred wants the Board to be involved on homeowner maintenance requests. AE will begin to include Fred & Tyler on those communications moving forward.

e. Haven/Ankerholz Requests

i. Plow time & Broadband alarms

Alpine Edge will reach out to Ankerholz to request that they stick to a later plow schedule in the mornings and that they look into replacing their noisy default alarm sound with something less intrusive.

f. Roof shoveling

Tyler wants to have roof shoveling done and have Brynn Grey pay for it.

Brynn Grey wants to have a particular roofer up there so that the warranty is not nullified.

Alpine Edge will begin checking snow accumulation on a weekly basis (on the low roofs – roof access not required), then coordinate with New Vision Roofing as the exclusive roof snow remover. Triggered upon 2 ft or so, but will circle back once Nathalie has procured the bid.

3. Financial Review

a. Preliminary Review of 2021 Proposed Budget

There was not time to present the proposed budget in full, and the Board will convene next week to review & approve of the budget to be presented to the owners at their 2021 annual meeting.

4. Adjournment

The meeting was adjourned at 1:25 PM.