



Basecamp Shops and Residences Homeowners Association

Board of Directors Meeting Agenda

Wednesday, May 25, 2022 – 10:00 AM MST

Remote via GoToMeeting

Basecamp HOA Board of Directors

- **Fred Newcomer** – President
- **Tyler Mikolajczak** – Treasurer
- **Linsey Hempel** – Secretary

Alpine Edge Representatives

- **Steven Frumess** – General Manager
- **Jessica Martin** – HOA Administrator
- **Kimberlyn Bryant** – HOA Administrator

GoToMeeting Access Instructions

Please join the meeting from your smart device:

<https://meet.goto.com/AlpineEdgeHOAManagement/basecamp-board-meeting-7>

You can also dial in using your phone.

United States: [+1 \(408\) 650-3123](tel:+14086503123)

Access Code: 962-280-693

AGENDA

I. Welcome

A. Roll Call; Determine Quorum

The meeting was called to order at 10:06 am. Fred Newcomer, Tyler Mikolajczak, Lindsey Hempel, and the Alpine Edge management team attended the meeting. Jesse from Ankerholtz was also in attendance to discuss summer maintenance items.

II. New Business

A. Summer Maintenance – Ankerholtz

Steven asked Jesse if Ankerholtz was available for a walkthrough with Alpine Edge and the Board, to which Jesse agreed. Fred would like the Board to meet seasonally with Alpine Edge and Ankerholtz to ensure the Association gets proper year-round care. Fred went over his email sent to Alpine Edge and Ankerholtz prior to this meeting. There was discussion on whether the replacement of trees is the responsibility of the HOA or Ankerholtz. Steven clarified that landscaping is the responsibility of Haven, not Alpine Edge.

Steven asked Jesse when the damaged trees were installed. Jesse believed they were seated near the end of the construction of the building (2018). Jesse will speak with his team and get the damaged trees taken care of and replaced.

Fred brought up the parking lot maintenance and the sound reverberation throughout the Association. Leaf blowers and property maintenance early in the AM are intrusive, especially

during the weekends. They asked to mitigate the morning sounds and if weekend maintenance needs to occur so early in the morning. Jesse will meet with his team to discuss this and ensure they will not be performing routine weekend maintenance before the allotted time.

Fred asked when irrigation in the Association would be turned on. Jesse informed him they are starting to turn on the irrigation due to the consistent warm weather in the next couple of weeks. He also told the Board that the flowers are ordered for the shopping center, which will be put out when they come in.

Fred would like the Board to wait to meet in person with Alpine Edge and Ankerholtz until the beginning of the Winter season.

B. Roof Repair

Steven informed the Board that Bob with New Vision would not be willing to pay for the roofing repairs from the recent roof leak. Tyler pointed out that he should be responsible for the repairs because the roof was improperly installed. Steven suggested a meeting with Bob and the Board and mentioned that Bob is not honoring the warranty. Tyler would like another roofer to investigate the roof to see if everything was installed correctly. Steven said that could be arranged but would cost the HOA. Fred would like a meeting with Bob and his photos and documentation proving that everything was installed correctly.

Steven will do research into the roofing standards. Alpine Edge will reach out to Bob for a meeting and get back to the Board with a time and date. Steven informed the Board that the HOA's master policy would not cover the roof leak into Laura's apartment and that it would be up to her H06 insurance policy provider to cover the repairs.

C. Building Security

Due to recent security concerns, Fred thinks it is a good idea to change the door codes on the building; the only issue would be retraining UPS and FedEx. Steven said Alpine Edge could reach out to the appropriate parties to ensure they have the new door codes and agreed it would be good to change them. Tyler also agreed, especially for being in a central area, and asked if AE changes the door codes at the other HOAs they manage. Steven informed him that Alpine Edge does not have many buildings, primarily single-family homes. Still, for the buildings that Alpine Edge handles, he tries to have the door codes changed annually.

Fred mentioned that there are different codes for the individual pods. Tyler thinks there should be one code for the entire building that is changed annually due to most of the owners knowing all the codes to the pods anyways. Steven said the door codes could be changed within the week and asked if the Board had a suggestion on a new code. Alpine Edge will communicate to the owners the intent to change the door codes and then another communication the day the door code is changed.

III. Special Meeting Prep – Wednesday, June 15th, 5:30 PM

A. Agenda Review

Linsey addressed the Board and Alpine Edge and informed them that they had a meeting with David O'Neal regarding the issues with the building and how to move forward. She went into detail about the purpose of the Special Meeting on June 15th. She also mentioned Leigh ____ would be running the Special Meeting with the owners and would answer any questions they had.

Steven would like to meet with the Board before the Special Meeting to develop a game plan.

IV. General Board Comments

V. Adjournment

There was a motion to adjourn the meeting made by Fred, which Tyler seconded. The meeting was adjourned at 11:13 am.