



Basecamp Shops and Residences Homeowners Association
Board of Directors Meeting
May 6th, 2020
1:00 PM

Attendance:

Basecamp HOA Board of Directors

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

Alpine Edge Representatives

- Steven Frumess – General Manager
- Brett Gunhus – HOA Administrator
- Francisco Mata – Director of Finance
- Robin Hoffman – HOA Accountant

GoToMeeting Access Instructions

Join the meeting from your computer or smart device:
<https://global.gotomeeting.com/join/552968325>

You can also dial in using your phone:
United States: [+1 \(872\) 240-3212](tel:+18722403212)

Access Code: 552-968-325

1. Roll Call; Determine Quorum

The meeting began at 1:00pm. With Tyler & Fred on the line, a Board quorum was determined. Natalie with Brynn Grey was on the call as well. There were no financial questions from the Board so Francisco & Robin left the meeting.

2. Old Business

Natalie began the meeting by updating the Board that sound mitigation throughout the building will likely be starting in July.

a. Building Signage

Fred suggested adding “No Smoking” and “No Ski Boots on Stairs” signage on the glass doors beneath the existing signage which identifies the unit numbers accessible through each door. The Board debated this versus installing physical signage in other areas to indicate the smoking & ski boot policies. Tyler & Fred will flesh out the pros and cons of these options and possibly create a “mock draft” of what these options may look like.

Fred also brought up an issue with the structural integrity of the 9-foot signs in the parking lot. Natalie wasn’t sure why these signs are flopping but said that she will look into the matter.

b. Committee Creation

i. Summit Housing Authority

Fred is working on a draft communication to educate homeowners on proper renting protocol within Summit County. For example, renters must first attempt to find a tenant within the 10 Mile Basin before opening up the search for other candidates. He informed the Board that these same protocols seem to apply to any Basecamp owners selling their unit as well.

Decisions made at the previous Board meeting to form a committee dedicated to renting oversight, and another dedicated to parking enforcement were walked back. It is likely that these responsibilities will be taken on by the Board as their personal schedules allow. The Board will consider recreating these committees if they happen to find any homeowners up to the task.

c. Dog Waste Clean-Up

There is a substantial amount of dog waste on the east side of the building, mostly outside the Pod 2 door. Alpine Edge will take a look and likely hire out this clean-up task. The Board will consider the installation of dog waste bag dispensers although this expense was not budgeted for in 2020.

d. Website Review

The new Basecamp landing page was reviewed and approved. Management will send a communication to the homeowners informing them of this resource once a few final documents are uploaded. Alpine Edge will also start to publish a Notice of Meeting prior to Board meetings so that homeowners may stay informed and attend these Board meetings if they'd like.

4. New Business

a. Recent Homeowner Requests

With owners abiding by the County stay-at-home orders, a few individuals have been reaching out to Management & the Board to work on certain projects on association property.

a. Garage Hydraulic Lift

One owner has requested to install a hydraulic lift in his garage. There are some concerns regarding noise, both in terms of installation as well as future operation. There is also concern regarding fit – whether the garage can indeed contain 2 vehicles at once, and also whether the device plugs into a standard outlet or needs its own breaker.

The Board decided they will need substantial detail in terms of noise, installation, and further requirements before considering approval of a project of this scope.

b. Sprinter Van

Two separate owners requested permission to perform substantial body work to sprinter vans in and in front of their garage. The Board is leaning toward approval of the project, pending approval of the verbiage that will be sent to the owners. This “conditions of approval” letter should outline the necessary restrictions – hours of construction, noise limits, and subject to further review upon any complaints from the homeowners. Fred will draft this communication & distribute to the Board for approval before sending along to the owners.

While on the topic of cars, the Board discussed a silver BMW, black Volvo, and cars without stickers, as well as the white van belonging to Pinnacle that all park for long periods at a time. The Board will address this at the next meeting if they have not moved by then.

b. Design Review

This topic was tabled until the next meeting.

5. Adjournment

The meeting was adjourned at 2:20pm.