



Basecamp Shops and Residences Homeowners Association

Board of Directors Meeting Agenda

Tuesday, July 20th, 2021 – 12:00 PM MDT

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 Hoffmann – HOA Administrator

Brynn Grey Representative

- Natalie Donovan

GoToMeeting Access Instructions

Please join the meeting from your smart device:
global.gotomeeting.com/join/244894101

You can also dial in using your phone.
United States: [+1 \(571\) 317-3122](tel:+15713173122)

Access Code: 244-894-101

1. Roll Call; Determine Quorum

In Attendance: Fred Newcomer, Natalie Donovan, Tyler Mikolajczak, David O’Neil, Alpine Edge Representatives

2. New Business

A. Frisco Transit Center Building Construction

Fred Newcomer discussed the communication he had sent out to owners regarding the Transit Center construction. He said the noisiest part will wrap up in next couple weeks. Demo finished last Saturday. Will quiet down in next couple weeks. Owner feedback is they are appreciating updates. Fred will stay as contact for construction.

B. New Owners and Parking Permits

The topic of parking permits and updated vehicle registration was discussed. The Board would like to ask owners to unregister a vehicle if they are going to do a different one. Two permits per owner. Sprinter van is one example.

Fred wants a parking audit out to everyone. When AE gets requests, the Board asked they be included on the correspondence. Board wants the updated contact list that includes this information each time a new resident or new permit is requested.

3. Developer Updates

Natalie Donovan:

Opened up unit 213, Natalie, Fred and Tyler walked the site. Plan details were different. The following comments were made regarding what the Developer discussed as the best and least intrusive repair. Remove and replace roof TPO. The drawing is in the packet. TPO warranty is 20 years and the work is five years.

David invited Fred and Tyler to sit down and take a look at the drawings and point out things they have questions about so Natalie and David can take to the contractor.

Tyler and Fred spoke about the drawings and pointed out issues.

Top of assembly no flashing

Vertical should be 12-15" and counter flash the membrane. How will that be done without removing siding.

Not happy with the 20-year warranty and the 5-year warranty.

Frustrated work to begin tomorrow leaving no real time for questions or needed changes in drawings.

Tyler and Fred will redline the drawings. Also want timeframe for the soffits being addressed.

Natalie advised the warranty will be placed in the name of the HOA.

Fred wants to have copy of the roof warranty. Tyler stated he has never seen signature and warranty for the roof.

Natalie said set to repaint entire building, caulking, then clean exterior windows, then back into sound remediation for winter. New schedule going out to all owners today.

All agreed to not clean exterior windows until transit construction is completed. Fred will ask if the transit will be paying for their external window cleans.

United Drying will be doing the removal and replacement of drywall from the leaks around the doors.

Board asked if they were going to be painting them also and Natalie said she would look to see if this was in original specs. If not she would work to get it approved.

Fred asked about plans to address corridor sound remediation. Noted cracking on door walls, and concrete sticking through drywall not trimmed or finished. Natalie said she had Mike look at it but hasn't heard back from him yet. Generally speaking, common areas, commercial side and common areas should be just like in the units. Still working out drywall finish. Existing drywall coming down. There is a spec to add heavy duty carpet pad under carpet.

Fred asked if sound testing was done in Kenny's unit yesterday. Natalie advised testing was done from 104-107 but haven't seen report yet.

The Board asked what communications could be expected over the next couple weeks to owners.

Natalie said there would be a draft email sent to the Board first. Will send weekly updates through the process; notice before traffic coating, how many days to stay off, weather and impact, fire alarm testing, sound testing. Board asked Natalie to get out notice as soon as possible as many residents have dogs and some owners work from home. Natalie advised they would help find solutions for owners.

Status of Commercial Units

A. Sound Remediation Update

Steven advised that Breck Mechanical said the condenser noise in pod 3 has a broken contact causing echoes. Then the other issue is the six condenser units on the roof: three commercial and three

residential. Steven is working with Breck Mechanical to place pads under the condensers to help mitigate noise.

Fred stated he had Howard Head turn on AC, that was the noise. But the sound is truly affecting Steve and himself and it is 100% condenser turning on. It has to be fixed, 2" pads are not adequate and already crushed down. Not acceptable. Need to separate those units from the roof.

B. Exterior Decks

Natalie advised tomorrow tying in and repairing 213 decks. (Referred to schedule in packet (page 1)) Fred not optimistic that all this work will be done in less than two weeks. Natalie said schedule set by crews doing the work. Developer will reflect changes in updated schedule. Natalie noted 4 days to cure and no one on the decks. Developer will be sure unit owners understand that.

C. Doors & Windows

Board wanted to know what was being done about the threshold problems with the doors. They noted specifically:

Thermal break was questioned 6 weeks ago. Ryan Van Gundy had ½" ice on his door.... That forensic work has not been done to determine flashing issues.

Natalie said she was informed there was an issue creating a condition of air pressure in unit through the door, humidity getting through the doors causing frost to build up. Two prong – sealing, fill leak holes, bathroom fans that run constantly. Natalie added new switches to be installed on timer and occupancy sensor to not over ventilate unit.

Tyler asked how that fixes the flashing in my unit and door that you have had pictures of. Natalie will ask those specific questions and talk about different conditions at different doors. Board showed frustration and noted every door, and every window should have been and should be documented. Developer does not appear to have list of fixes needed for individual units though this has been ongoing issue.

Also frustrate there are holes in the drywall of every hall and dehumidifiers have been running for over a week. Issues are not being addressed, just a band aid put over them. This is affecting property values and really affecting quality of life.

Natalie noted she hears their frustration but getting these red lines and questions will help. Board stressed that with the work starting tomorrow, this was brought to them too late. Already into monsoon season for the area.

Fred stated his consulting fee is \$300 per hour and David said they would pay for it.

4. Revised Rules & Regulations

The Board requested Brett make the edits to the Rules & Regulations from the comments redlined so Board can do a formal vote and get it out to owners. Asked to ensure all legal aspects are considered and edit as needed. Brett said that the official vehicle registration form will get sent out to owners, and then send /rules & Regulations with the changes.

5. Adjournment

Fred motioned for adjournment; Tyler seconded. Meeting adjourned 1:38pm.