

HIGHLAND GREENS LODGE

BOARD MEETING AGENDA

Thursday, August 11th, 2022, at 3:00 PM MST

HGL Board of Directors

- Anne Mead – President
- Steve Piper – Treasurer
- Zephyr Wazallann – Member at Large

Alpine Edge Representatives

- Brett Gunhus – HOA Manager
- Jamie Stahulik – Accountant Administrator
- Erik Keefe – HOA Assistant Manager

GoToMeeting Access

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Access Code: 948-081-189

1. Roll Call; Establish Quorum

The meeting was attended by Highland Greens Lodge BOD members Anne Mead, Steve Piper, and Zephyr Wazallann. The Alpine Edge management team listed above was also in attendance.

The meeting was called to order at 10:05 AM.

2. Financial Review

a. Financial Reconciliation

Jamie updated the Board on the status of the financial reconciliation.

b. FY 2022-23 Budget

The drafted budget was presented to the BODs for review. Insurance is over budgeted. Anne requested that the insurance budget line item be changed from the proposed amount to \$10,218, which should be the total budgeted amount. Insurance will most likely increase by 40%, per Nick Strong.

Mike updated the Board on the outstanding items in the unit repairs. The new contractor has begun the completion of the units. The Board requested a bi-weekly update from Alpine Edge on the boiler project and air handler update.

The Repair and Maintenance line item also needs to be reconciled. The Board questioned other line items such as the management fee, insurance, water and sewer, in-unit amenities, and the elevator.

There was a discussion regarding the trash contractor and the infrequency of pickups. This has been an ongoing issue, and Alpine Edge is working with Timberline on this issue.

Anne will meet with Alpine Edge later to assist in reconciling the budget and will send a list of items to address before the next budget meeting.

Alpine Edge was reminded to reach out to the Town regarding the potholes at the entrance of the Association.

3. Adjournment

There was a motion to adjourn at 11:41 AM.