

# HIGHLAND GREENS LODGE

## BOARD MEETING MINUTES

Wednesday, September 28th, 2022, at 3:00 PM MST

### HGL Board of Directors

- Steve Piper
- Zephyr Wazallann
- Dave Poston
- Walt Lemanski
- Chris Neugebauer

### Alpine Edge Representatives

- Steven Frumess – General Manager
- Brett Gunhus – HOA Manager
- Jessica Martin – HOA Administrator
- Erik Keefe – HOA Assistant Manager

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### 1. Roll Call; Establish Quorum

The HGL Board members and the Alpine Edge management team listed above attended the meeting.

Dave motioned to begin at 3:04 PM, which Steve seconded.

### 2. Assign Board Seats

Steve motioned to approve the Board positions for 2023 listed below, which Dave seconded. All were in favor.

**President** – Chris Neugebauer

**Vice President** – Dave Poston

**Treasurer** – Steve Piper

**Secretary** – Walt Lemanski

**Member at Large** – Zephyr Wazallann

### 3. Annual Meeting Recap

The board provided their feedback on the annual meeting. They were pleased with the discussion, and the owners approved the new budget. The Board was informed that the dues increase would go into effect on Oct 1.

Erik reminded the Board of the three payment methods available to pay homeowner dues. Homeowners signed up for ACH will automatically deliver the increased amount monthly. Jamie sent invoices to homeowners, reminding them of the dues change.

The Board would like a communication to go out to homeowners reminding them that the dues would increase on October 1<sup>st</sup> and to make any adjustments necessary for autopay. There was a question regarding the turnaround time for homeowners that pay dues via check. Jamie said there would be a three or four-day turnaround once received from the post office.

#### **4. Financials**

Jamie informed the Board that the March financials were received from Wildernest. She hopes to have an updated financial packet ready for the Board review next week. Jamie verified that the account was through Alpine Bank.

Zephyr informed the Board that she discussed with Jamie about receiving an update on the financials following the fourth special assessment payment and allocation to the reserve fund, so the Board knows the Association's standings.

Jamie informed the Board that many homeowners had been in touch over the past couple of months about getting their accounts current. Many homeowners have also signed up to make payments via ACH. Jamie was asked if any old accounts at Wildernest were still open; she assured the Board that the accounts had been closed.

#### **5. Project Updates**

Erik touched briefly on the Maintenance Room Repair Project. The last update received by the project committee stated there were issues with a corroded drain line. The goal is to be completed by mid-Oct. Board members were encouraged to contact Anne Mead for more information on the project.

Alpine Edge will be able to begin the repairs to the ski lockers and lobby once the final two air handlers are delivered and installed. The contractor is confident these repairs will move quickly once the air handlers are installed.

Erik informed the Board that the vanity replacement in unit 403 had been replaced. The delay in this replacement was due to it being damaged in the fire suppression leak and switching contractors halfway through the unit repairs. The Board was informed that the final payment for the previous contractor has yet to be paid due to the inability to contact them.

The pothole at the entrance of the Association has been repaired.

#### **6. General Board Comments**

#### **7. Schedule Next Board Meeting**

The next Board Meeting was scheduled for November 29<sup>th</sup> at 3 PM MST.

#### **8. Adjournment**

Steve motioned to adjourn the meeting at 4:20 PM, which Walt seconded.