

HIGHLAND GREENS LODGE

SPECIAL MEETING AGENDA

Tuesday, July 12, 2022, at 4:00 PM MST.

HGL Board of Directors

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

Alpine Edge Representatives

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

GoToMeeting Access Instructions

Please join my meeting from your computer, tablet, or smartphone.
<https://meet.goto.com/AlpineEdgeHOAManagement/hgl-special-meeting>

You can also dial in using your phone.

United States: [+1 \(571\) 317-3122](tel:+15713173122)

Access Code: 578-346-989

I. Welcome

a. Establish Quorum

A quorum was established with 28 homeowners in attendance and six proxies accounted for.

b. Introduction of Board and Management Team

Brett introduced the Alpine Edge Management team and provided contact information to the homeowners. Homeowners are welcome to contact Alpine Edge via phone or email at the following:

HOA@AEPropertyManagement.com or (970)453-2334 ext. 3

II. GoToMeeting Protocol

a. Confirm Notice of Meeting Delivery

Homeowners were provided the Notice of Meeting via email and USPS at least a couple of weeks before the Special Meeting.

III. Reallocation of Special Assessment Funds

a. Vote to Reallocate Funds to the Mechanical Room Repairs

Joi Wilson from PSI briefly addressed the homeowners to review the scope of work for the Mechanical Room Project and answered any remaining questions before the official vote. She informed the owners that this project is slated to begin in August and last 4-8

weeks, and there will be a temporary way to get hot water to the units, including a rotating shower schedule.

Brett presented the new budget showing the reallocation of funds from the Hot Tub Project to the Mechanical Room Project.

There was a question about the future of the hot tub. Annes said that it had been placed on hold for now. Anne informed owners that there would be a massive turnover at the next Annual Meeting, and the hot Tub Project will be a discussion for the next set of Board members.

There was a brief discussion on the change of HOA management and whether it was due to this project. Anne informed owners that Wildernest was downsized and ended many of their HOA contracts.

Brett asked if any homeowners were against prioritizing the Mechanical Room Project over the Hot Tub Project. Anne explained the reasons behind reallocating the funds instead of setting up another Special Assessment and requesting more money from homeowners. The funds need to be reallocated due to the HOA not having funds to do both large projects.

Gary Nadeau said the boiler room needs to be fixed, but the hot tub is still an issue. He would like to start from the beginning with the Hot Tub Project with the new incoming Board. Many homeowners agreed that the Hot Tub Project should not be pushed off too far.

There was discussion regarding the Board, Board terms, and the responsibilities of Board members. There will be three open seats for the Board election at the Annual Meeting.

Anne informed the owners that the two new boilers would have a 10-year warranty. There was a question as to who was providing the warranty. Anne stated the manufacturer was providing the warranty on the equipment.

There was a motion made by Caren Press to vote to reallocate the funds from the Hot Tub Project to the Mechanical Room Project, which Anne seconded. A vote was taken verbally and over the chat function on GoToMeeting. The votes will be counted and announced to owners within a few days. For the vote to not pass, most owners would have to vote against the reallocation of funds.

b. Mechanical Room Project Management

Anne addressed homeowners and asked for volunteers to help manage the Mechanical Room Project. She explained the reason Alpine Edge did not manage the Mechanical Room Project, stating that it was due to the 15% General Contractor fee (or about \$86K), which would further deplete the reserve funds. There were a handful of volunteers, including Gene Sloan and Sarah Burcham, Caren Press and Alan Lanctot,

David Poston, Christopher and Kathryn Neugebauer, Edgar and Carolyn Pelava, and Zephyr Wazallann.

Homeowners were reminded that the minutes from the Q&A session on May 26th were available on the website for review and had context on the Mechanical Room Project.

IV. Adjournment

There was a motion to adjourn at 5:42 pm made by Steve Piper, which Chris Blum seconded.