



BASECAMP SHOPS & RESIDENCES

2024 Annual Homeowner Meeting Agenda

Wednesday, December 4, 2024 | 3:00 pm

Remote via [GoToMeeting](#)

Basecamp Board of Directors

Fred Newcomer – President

Tyler Mikolajczak – Treasurer

Asa Nimityongskul – Secretary

Alpine Edge Representatives

Steven Frumess – General Manager

Taylor Edmonds – HOA Community Manager

Jessica Martin – HOA Dir. of Communications

I. Welcome

- Roll Call; Determine Quorum
 - A quorum was met with at least 40% of owners in attendance at the meeting or represented by proxy.
 - The meeting was called to order at 3:05 p.m.
- Introduction of Board and Management
 - The current board and management were introduced to the owners.
- Review and Approval of the previous Annual Homeowner Meeting Minutes
 - **Motion:** Asa Nimityongskul motioned to approve the January 2024 Annual Meeting minutes, which were seconded by Kevin Gerbes and passed.

II. Financial Update

- Review FY2024 Financials
 - Overbudget:
 - General building maintenance – due to sewer issues and investigating and repairing the domestic hot water.
 - Fire Monitoring and Maintenance – due to the cost of inspection increases and also contracting with Johnson Controls.
 - General Liability Insurance – increased more than expected.
 - Underbudget:
 - Boiler Maintenance Repair – Preventative maintenance contract with Toland Mechanical.
 - Roof Repair and Maintenance – repairs to the isolators on the roof. Not typically budgeted for in new-builds.
 - Balance sheet reviewed
 - 1.2M in Reserves
 - Interest earned from reserves and investments totals over \$40,000 from the \$1.2 million invested.
- Budget Ratification - Board-Adopted FY2025 Budget

- There will be around a 9% increase in expenses on average.
 - General Repairs and Maintenance – increased in case of future repairs needed.
 - Fire Monitoring and Maintenance
 - Utilities increased based on average yearly rate increases (trash and water decreased slightly).
 - Gas was not budgeted for last year, contributing to the 9% average increase.
 - Insurance – increases due to being in a wildfire zone.
 - Management fees increased by \$400.
- Decreases in Fire Safety and Monitoring, Commercial Repairs and Maintenance, Reserve Income
- There are no reserve expenses planned for 2025. The remediation project is 100% complete.
 - Discussion regarding drainage issues. The Board would prefer to hold off on making any changes until the concrete needs a full replacement.
- Hearing no vetoes, the budget was ratified by owners.

III. New/Old Business

- Air Conditioning and Window Film Options
 - The board will be working on a policy for window film and air conditioning installations. Once completed, the documents will be distributed to owners.
 - Slider doors are HOA property, not the responsibility of the homeowner.
- Insurance
 - Insurance is increasing by 25-30% across the state due to being in a wildfire zone.
 - Open flame grills will be prohibited in the future, but there is no set timeline for this change.
- Community Update
 - Homeowners are sent seasonal updates by the Board President.
 - Owners were reminded to move their cars after heavy snowfall so that the parking lot could be adequately plowed.
 - The board must approve any remodeling work affecting the units' walls (pinholes to hang picture frames are exempt from this).

IV. Open Forum/Other Business

- The drywall patch in Pod 2 still needs to be completed. This will be done under warranty.

V. Adjournment

- The meeting was adjourned at 4:05 p.m.