

# BASECAMP SHOPS & RESIDENCES

## OWNER'S ASSOCIATION

### 2025 ANNUAL MEETING MINUTES

DECEMBER 3, 2025, AT 3:00 PM MST

#### Basecamp Board of Directors

Fred Newcomer – President  
Tyler Mikolajczak – Treasurer  
Asa Nimityongskul – Secretary

#### Alpine Edge Representatives

Taylor Edmonds – HOA Community Manager  
Jessica Martin – HOA Dir. of Communications

#### I. Welcome

- Roll Call; Determine Quorum
  - Quorum was met with at least 20% of homeowners represented at the meeting.
  - The meeting was called to order at 3:05 p.m.
- Introduction of Board and Management
  - Board and management listed above were introduced to the owners.
- Review and Approval of the Previous Annual Homeowner Meeting Minutes
  - **Motion:** Fred Newcomer motioned to approve the 2024 Annual Meeting minutes. The motion was seconded and passed unanimously.

#### II. Financial Update

- Review FY2025 Financials
  - An unbudgeted required drywall expense of ~\$8K, related to fire safety issues, identified during an insurance audit, was completed.
  - Boiler downtime earlier in the month; repairs have been completed
  - Liability insurance increased approximately 30%, exceeding the originally budgeted 15% increase.
  - Overall, the operating budget was approximately 2% over the planned \$342,000. Management noted that, absent the drywall expense, the budget would be close to target.
- Reserve Funds & Long-Term Planning
  - The HOA currently holds approximately \$1.2 million in reserves
  - No reserve contributions are required from owners at this time.
  - Investment income of approximately \$33,000 has been earned year-to-date, though this income is not guaranteed annually.
  - A 2019 reserve study identified approximately \$900,000 in projects over 30 years.
  - Potential future expenditures for concrete and drainage improvements related to doors were discussed, with rough estimates ranging from \$50,000 to \$500,000. These projects are currently on hold pending the determination on if this is and HOA expense or landowner expense.
- Unexpected Reserve & Maintenance Items
  - Plumbing repairs affecting the hot water for three units from incorrect install at the time of construction

- Heat tape issues requiring electrical rerouting
- Five-year internal fire sprinkler inspection costing approximately \$9,000
- Budget Ratification - Board-Adopted FY2026 Budget
  - A proposed 4.5% dues increase
  - Slight increases in general repairs and maintenance based on historical spending
  - Reduced electricity costs
  - Increases in insurance, as is the case every year
  - The 2026 budget was presented for ratification. No objections were raised, and the budget was ratified.

### **III. New/Old Business**

- Board President Fred Newcomer provided a community update:
  - Trash enclosure rolling steel door is in production, with installation expected mid-January.
  - Garage door trim and weather stripping have been replaced; painting and caulking will occur in warmer weather.
  - An arborist reviewed all trees on site; removal and replacement of dead or dying trees is planned for next year, including new conifers for sound and headlight buffering. This will be paid for by the landowner
- WIP Air Conditioning Policy
  - Deck-mounted AC units may be permitted, requiring owners to give up deck space.
  - Policies will be formalized into a legal document.
  - Emphasis was placed on protecting building appearance, roof integrity, and property values
- Parking & Enforcement
  - Parking management was discussed extensively:
  - New parking passes are being implemented; owners must update vehicle and tenant information.
  - Less than half of the owners have responded to the parking information request.
  - Long-term renters must be registered; short-term rentals may use guest passes.
  - A two-car limit per unit is what is allowed per the HOA's governing documents
  - Vehicles must be moved every 24–48 hours during winter for snow removal.
  - Warnings and fines for parking violations will begin soon.

### **IV. Open Forum/Other Business**

- Noise complaints were discussed, with reminders to follow quiet hours and be considerate neighbors outside of quiet hours
- Appreciation was expressed to the board and management for their efforts.

### **V. Election (*three seats; 3-year terms*)**

- No new candidates were nominated. Fred Newcomer, Tyler, and Asa were re-elected by acclamation to serve additional three-year terms.

**VI. Adjournment**

- The meeting adjourned at 3:57 p.m.