

CORRAL AT BRECKENRIDGE

2026 ANNUAL HOMEOWNER MEETING MINUTES

SATURDAY, AUGUST 1, 2026 – 9:00 AM MST
In Person – West Building Game Room | Virtual - GoToMeeting

CAB Board of Directors

Kirk Hanes, President
Tricia Edelmann, Vice President
Bill Lake, Treasurer
Phillip Erickson, Member-at-Large
George Eveland, Member-at-Large

Alpine Edge Representatives

Steven Fumess – AE Gen. Manager
Erik Keefe – Director of HOA
Michael Walzak – Director of Operations
Jessica Garno – Director of HOA Comm.

I. Call to Order

- A. Kirk Hanes called the meeting to order at 9:01 a.m.

II. Roll Call; Determine Quorum

- A. A quorum was established with at least 10% of owners present, either online or in person, along with received proxies.
- B. Homeowners in attendance online or in person include:
- | | |
|------------------------------|-----------------------------|
| Boot Scootin' Bungalow, LLC | Objectuser LLC |
| Corral 104E, LLC | John and Vanessa Marco |
| Gary Duffens | Daniel Mikolitis |
| Tricia and Jason Edelmann | CJ Milmoie |
| H+E Mountain Properties, LLC | Patrick Nowotny |
| Neil and Sharon Faulkner | Chad Pearson and Mette Flor |
| Fred and Leah Fischer | Pierre and Judith Pollin |
| Stockbridge Partners, LLC. | Karen and Joshua Roth |
| Steven and Pamela Garner | Sage Capital Management |
| Rein and Katie Ginder | Steve and Michelle Smith |
| Kirk and Sharon Hanes | Don and Karen Unger |
| George and Pat Hermanson | Greg and Becky Walker |
| Harry and Patrica Jacot | Michael Yura |
| Knucklehead Enterprises, LLC | |

III. Verification of Meeting Notice

- A. The Meeting Notice was sent to all owners by email and USPS per CCIOA policies.

IV. Review and Approval of 2025 Annual Meeting Minutes

- A. There were no comments from owners regarding the 2025 Annual Meeting Minutes.
- B. **Motion:** There was a motion to approve the 2025 Annual Meeting Minutes, which was seconded and passed unanimously.

V. Welcome & Recognition of New Homeowners

- A. Kirk Hanes welcomed new owners Wendy & Graeme Munro (Unit 207S), Neil and Sharon Faulkner (Unit 306W), and George and Pat Hermanson (Unit 207W).
- B. He noted three units were listed for sale according to Zillow as of July 23, 2026, with historical sales showing six units sold from 2021–2022 and an average of 3.4 sales per year.
- C. The chair acknowledged board members for their service, thanking Bill Lake for his work on insurance restructuring and recognizing Tricia Edelmann and others for their contributions during a challenging year.
- D. The board emphasized preserving institutional knowledge and adding new perspectives, passing a resolution to increase board members from five to seven, seeking two additional volunteers by the meeting's end.

VI. President's Report

- A. Kirk Hanes highlighted 2025–2026 as a challenging year due to an insurance crisis, property management transition, and financial pressures, leading to increased board meetings from two to twelve annually. He noted that the board turned challenges into opportunities, enhancing the Corral's future with stable insurance, a partnership with Alpine Edge for property management, improved financial visibility, and better maintenance planning.
- B. He reviewed a five-year financial plan initiated in 2022, with projected dues increases of about 40 percent, resulting in an actual increase of approximately 41 percent. Reserve contributions were raised from 10 percent to 20 percent of overall annual dues, with one year at 15 percent.
- C. Discussing reserve planning, the board decided on a pragmatic approach rather than following a prior study suggesting higher reserves. Current reserves were approximately \$312,000, outpacing the projection of \$206,000, while operating cash was around \$126,000, eliminating the need to borrow from reserves. The roof fund remained separate and on track to cover a portion of the potential future costs.
- D. Strategic priorities were identified around four pillars: operational excellence, risk management, critical infrastructure, and financial stewardship. The president linked these priorities to survey results showing strong homeowner interest in responsible management and property value protection, with a response rate of 72 percent from 47 units.

VII. Introduction of Alpine Edge

- A. The association successfully transitioned from Great Western Lodging to Alpine Edge on January 1, 2026. The process included transferring keys, financial records, and operational information, with positive feedback on Alpine Edge's responsiveness, such as resolving a recent hot-water issue promptly.
- B. The board reviewed the financial impact of the transition, noting Great Western management expenses at about \$108,000 compared to Alpine Edge's \$147,000, resulting

in a \$40,000 increase. Insurance costs rose from \$114,000 to \$155,000. Together, these changes represented 10.1 percent of the proposed 14.5 percent budget increase.

- C. Steven Frumess, CEO of Alpine Edge, introduced the company, highlighting its experience in HOA management and its commitment to property value protection through maintenance and financial oversight. Team members included Michael Walzak, Jessica Garino, Erik Keefe, and Kyle Gorman, recognized for his accounting efforts.
- D. Homeowners requested clearer communication on planned work and priorities. Alpine Edge and the board acknowledged this and considered newsletters or updates. Concerns raised included maintenance issues like rotten wood and missing roof tiles, which Alpine Edge confirmed were on the priority list and encouraged homeowners to report any issues.

VIII. Financial Review

A. Review FY2026 Financials as of June 30, 2026

- Balance Sheet Summary
 - As of June 30, 2026, total cash was approximately \$764,743 across one operating account, three reserve accounts, and two CDs, with specific reserves for a planned roof replacement. Total assets were around \$1,769,121, while total liabilities were approximately \$79,258. The balance sheet was balanced.
 - Alpine Edge and the board noted improving cash balances and a focus on strengthening reserves, currently at 20-25% of total reserve exposure. Owners requested that future financial presentations include prior-year comparisons, which the board agreed would be beneficial, although challenges were noted due to the accounting system transition.
- Reserve Study
 - Owners inquired about Alpine Edge's reserve target. Alpine Edge mentioned that a specific recommendation hadn't been finalized yet and noted that the reserve plan will be updated based on a reserve study, contractor input, and annual reviews. They explained that while reserve studies provide a baseline, the plan adjusts with changing conditions.
 - The association is expected to update a reserve study during the fiscal year, typically every five years. A preliminary discussion suggested a potential long-term reserve target of around \$1.5 million, pending further analysis.
- Profit & Loss Review and IRS Resolution
 - The profit and loss statement showed a special assessment operating income of \$106,800, which included \$50,000 for the operating account and \$56,800 for insurance expenses.
 - Notable over-budget items were general repairs, maintenance, insurance, and management fees. Net operating income was

approximately \$58,606 below budget, attributed to property management changes and insurance issues.

- Major reserve expenses included dark sky compliance work, fire safety items, boiler plate replacement, and heating-system pipe repairs.
- **Vote:** The association voted on the IRS Revenue Ruling 70-604 resolution to allow excess operating funds to be transferred to reserves tax-free. There were no objections, and the motion passed.

B. FY27 Budget Overview and Ratification

- The 2026–2027 budget included a 10.1 percent dues increase primarily for management fees and insurance, with an additional 4.4 percent for items like fire system maintenance and internet. Reserve contributions totaled \$224,511, with \$179,511 for regular reserves and \$45,000 for the roof reserve.
- Owner questions covered cleaning scope, debris removal, snow shoveling, and hot tub maintenance. Cleaning contractors service common areas twice weekly, while Alpine Edge manages exterior maintenance and snow shoveling. Hot tub maintenance is subcontracted, and private hot tub owners can request vendor contacts.
- The budget was officially ratified as no majority objected.

IX. Property Walk, Prior-Year Commitments, and Settlement Funds

- A. The president conducted a property walk, reviewing improvements such as the west boiler room, trash room, landscaping, wood finishes, hot tub cover, game room enhancements, and common-area maintenance.
- B. Railing repairs were discussed as limited common elements to be maintained by the association. Owners were asked to report issues in their units for tracking. Spalling concrete remains a priority, with repair costs estimated between \$115,000 and \$150,000, necessitating further evaluation.
- C. The board announced a July settlement with Great Western Lodging, providing \$45,000 to the association. After a discussion, owners favored using these funds for carpet replacement across all buildings, including the south building, while continuing to prioritize spalling concrete repairs.

X. Breckenridge & Summit County Update

- A. Alpine Edge provided a market update highlighting that recent Corral sales averaged around \$1,085 per square foot, with additional one, two, and three-bedroom units listed near \$1,000 per square foot. Key selling points included short-term rental potential, proximity to slopes, and available amenities.
- B. Last winter saw limited snow, but there are hopes for better snowfall and booking demand this season. Road work on Swan Mountain Road and a redesign of the Frisco exit were noted. Additionally, the Breckenridge Water Department has reduced irrigation to two days per week, with Corral's shade and tree coverage benefiting turf conditions

compared to other properties.

XI. Old Business

- A. Dark Sky Ordinance: The HOA's obligations were reported as complete, including shield installation and fixture replacement. Owners were reminded that private patio and holiday lighting must comply with Town of Breckenridge requirements, and noncompliance may result in owner fines.
- B. 2025/2026 Maintenance & Repairs: Maintenance updates included replacing west building boiler plates, ongoing east building heating-pipe noise work, fire system repairs, roof inspections, and preventive maintenance. Additionally, railroad tie and luggage-cart repairs, common-area door repairs, game-room and gym-equipment fixes, touch-up painting, stained ceiling tile and light replacements, wood finish and stone floor polishing, planned parking-lot striping in September, window cleaning from September 14–17, and replacement of the south building exercise bike.

XII. New Business

- A. Garage Doors
 - Garage doors were discussed as a governance and appearance issue. The president noted that while they were once considered an HOA responsibility, the declarations suggest otherwise.
 - Owners stressed the need for consistent appearance and curb appeal. Both Alpine Edge and the board confirmed that exterior modifications, including garage-door replacements, need HOA review and approval.
 - The board will continue to assess if increased HOA standards are necessary.
- B. Proposed Capital Projects Planned for 2026/2027
 - Proposed capital projects for 2026–2027 include exterior staining, carpet replacement, elevator component planning, and landscaping improvements focused on fire mitigation.
 - Elevator discussions will address aging components and whether targeted replacements are more cost-effective than full modernization.
 - Landscaping will prioritize defensible space and replacing combustible mulch with non-combustible materials.
- C. Other New Business
 - Additional business topics included a potential resort-style fee for renters to cover game-room damage. Alpine Edge suggested assessing damage and repair costs over the next six months to one or two years before advising the board.
 - Security for the west lobby/basement was also discussed, with Alpine Edge exploring timed or coded entry options with a commercial door company.

XIII. Owner Open Forum

- A. The president described the owner forum process created through updated governance policies and invited owner comments. Topics raised included trash-room and recycling

signage, recycling rules including the recent acceptance of glass in single-stream recycling, the need for clearer trash directions for renters and guests, possible maps or unit instructions, and continued communication through rental management companies. Alpine Edge agreed to review signage and recycling instructions and noted that recyclables must remain loose, with no bags.

- B. Owners also expressed appreciation for Alpine Edge's professionalism and responsiveness and thanked the board for its work during a difficult year.

XIV. Election of Board Member

- A. The association discussed the need for additional board participation following the prior resolution to expand the board from five to seven members.
- Lorri Hueck was nominated and accepted the nomination.
 - Bill Lake and Kirk Hanes, whose terms were expiring, agreed to rerun.
 - An additional owner, Greg Walker, volunteered to serve.
- B. With no further nominations, the candidates were elected by acclamation.

XV. Confirm Next Annual Meeting Date

- A. The next Annual Meeting will take place on August 7, 2027, at 9:00 AM MDT

XVI. Closing Remarks

- A. Kirk Hanes thanked all owners for attending.
- B. Alpine Edge contact information was provided to the owners.

XVII. Adjournment

- A. The meeting was adjourned at 11:29 a.m.