

HIGHLAND GREENS LODGE

2024 ANNUAL HOMEOWNER MEETING AGENDA

Wednesday, August 21, 2024 – 5:00 PM MST

[Virtual via GoToMeeting](#)

Highland Greens Lodge Board of Directors

- Christopher Neugebauer – President
- Dave Poston – Vice President
- Walt Lemanski – Treasurer
- Zephyr Wazallann– Secretary
- Joe Nilsestuen – Member at Large

AGENDA

I. Welcome

A. Roll Call; Determine Quorum

- A quorum was met with at least 25% of homeowners in attendance or represented by proxy at the meeting.
- The meeting was called to order at 5:01 p.m.

B. Introduction of Board and Management

- The sitting Board of Directors and Alpine Edge Property Management team were introduced to homeowners.

C. Review and Approval of 2023 Annual Meeting Minutes

- **Motion:** A motion to approve the 2023 Annual Meeting minutes was seconded, and the motion passed.

II. Management Report

A. Routine Maintenance

- Daily Maintenance: Alpine Edge ensures the hallways are tidy, things are cleaned up, light bulbs are inspected, etc.
- Cleaning of the common areas: A cleaning company comes a couple of times a week to clean the bathrooms, vacuum, dust, etc.
- Niels Lunsford is contracted for all landscaping needs.
- Snow Removal
 - Shoveling: this year, the glycol system (snowmelt system) underneath the concrete sidewalks went out. Alpine Edge is working with the board on repairs and pricing to determine if this should be repaired.

B. Updated HOA Policies

- Nine required policies per CCIOA were updated by the HOA last year.
- Alpine Edge and the board are currently working on updating the parking policy.

C. Insurance industry changes

- Colorado has been designated as a wildfire zone, increasing insurance expenses.

- Insurance increases are not expected to slow down. Homeowners should expect a 30-35% increase next year.
- Insurance companies are moving toward banning combustion grills, including electric wood pellets, at the HOA. Electric-only grills will be allowed. The new rule specifies that grills cannot be within 10 feet of any structure. Given the layout of the decks, this might be challenging to comply with. The timing for the change is not yet known.

D. President's Report:

- The project to reroute sprinkler lines to the atrium was completed at the end of last year.
- Checking accounts and reserves are now in higher interest-bearing accounts.
- A reserve study was commissioned last year
 - Boiler replacements were moved to a later date due to their recent replacement.
 - The reserve study was updated this year to revise certain expected replacement dates based on repairs made during the year and Board decisions

III. Financial Review

A. Review FY2024 Financials

- The HOA is substantially over budget in numerous areas due to fire suppression work in the atrium and fire testing and a broken mirror in the gym
 - fire system testing identified several deficiencies in the fire alarm and fire suppression systems, which had to be repaired or replaced
 - The board engaged a valuation expert to determine the cost of rebuilding the Lodge, and the results showed the HOA had been underinsured. The necessary increase in insurance coverage led to an unexpected increase in HOA insurance costs on top of the annual renewal increase.
- The gas and electricity costs exceeded the budget because of incorrect estimates.
 - Alpine Edge is partnering with Xcel for an energy audit to find ways to save on electricity and gas.
- Water and sewage expenses exceeded the budget due to multiple cost increases by the Town of Breckenridge.
- Some items not previously budgeted:
 - Contracting with PSI on regular maintenance of the boilers.
 - Carpet cleaning
 - Cleaning dryer vents
- Investments:
 - The HOA invested in short-term CDs at almost five percent and in the money market at almost three percent.
 - The HOA has earned ~\$4K in total
- Insurance:
 - Last year, the board tried to find cheaper insurance but couldn't due to a previous water damage claim.
 - There will be a bigger effort to try looking for a lower-cost insurance policy this year.

B. Review and Ratification Board-Adopted FY2025 Budget

- A special assessment for an operating account true-up was discussed. This assessment would be to cover the over-budget situation from the past year and pay what was owed to reserves for some of those expenditures
 - The Board expects the special assessment to cost \$1-2K per owner.
- Operating dues will increase by \$70 beginning September 1. There will be no increase in reserve dues.
 - Homeowners were reminded to adjust their autopay through AppFolio.
- Homeowners ratified FY2025 Budget

IV. New Business

A. Review of Past & Future Capital Expenditure Projects

- Hot Tub Replacement
 - The Board provided an update regarding the replacement of the hot tubs, indicating that any special assessment required to fund the replacement would necessitate the development of a budget. This budget must be ratified through a process akin to that used for the annual budget, which includes an owner's meeting.
 - The Board is currently exploring various options for the replacement of the hot tubs.
 - The design is anticipated to adopt a more conservative approach compared to the previous vision for the hot tub area. As costs continue to rise, adjustments to the design may be necessary to manage expenses effectively.
 - The Board is collaborating with an architect and engineering firm and has developed a preliminary architectural and engineering plan. This plan will be presented to a builder to obtain a reliable estimate for a proposed scaled-down replacement project. The rebuilt structure is expected to maintain the same size but will feature only one hot tub and an above-ground structure for equipment.
 - While the Board acknowledged the owners' interest in learning about the potential costs and any special assessment amounts, they stated that this information is not yet available. The Board is committed to providing additional communications to owners as more information becomes accessible.
 - A question arose regarding whether the hot tub amenity must be replaced or if it could be eliminated entirely. The Board is consulting with an attorney to assess whether the removal of the current hot tub structure without replacement is permissible under the governing documents. The Board will inform owners of all available options and the subsequent recommendation at its next meeting.

B. Fire Alarm System Work

- Deficiencies were found on the recent annual inspection.
- Fire Watch was required on-site to help mitigate any fire emergencies.

- After negotiating with JCI (inspection company), Alpine Edge got JCI to refund the cost of the fire watch (~\$35k), considering their lengthy delay in repairing the system.
- The HOA will cover additional expenses to fix the fire detection system (~\$8K).

C. Reserve Study and Financial Needs

- The reserve study completed last year was reviewed with homeowners.
 - \$153 from each owner will be put into the reserves monthly (\$92,250 total).
 - The board agreed to be 70% funded in 30 years.

V. Open Forum

- A. Some deck joists have rotted due to water exposure, making the screws ineffective.
- A few units are having this repaired
 - The reserve study has the deck replacements scheduled years from now. It may need to be moved up.
- B. Homeowners asked about the rules regarding pets and renters having pets.
- C. Keypad locks on unit doors were discussed. Alpine Edge will look into the governing documents to see what is allowed.

VI. Adjournment

- A. The meeting adjourned at 6:42 p.m.