

# HIGHLAND GREENS LODGE

## 2025 ANNUAL HOMEOWNER MEETING MINUTES

August 14, 2025 – 5:00 PM MST

### Highland Greens Lodge Board of Directors

Dave Poston – Vice President  
Walt Lemanski – President  
Zephyr Wazallann – Secretary  
Joe Nilsestuen – Member at Large

### Alpine Edge Representatives

- Taylor Edmonds – Association Manager
- Erik Keefe – HOA Director
- Jessica Martin – Director of HOA Communications

### **I. Welcome**

- Roll Call; Determine Quorum
  - A total of 13 proxies were received, establishing a quorum.
- Introduction of Board and Management
  - The Board and management introduced themselves to the owners.
- Review and Approval of 2024 Annual Meeting Minutes
  - Motion by Walt Lemanski, seconded, unanimously approved.
- Annual HOA Highlights
  - Walt Lemanski appointed President following Chris's resignation.
  - Hot tub removal completed; grass and pavers installed. A committee is exploring future use of the space.
  - Budget trending closer to target compared to the previous year; potential to finish slightly under budget.
  - New Parking Policy adopted, and ski shuttle evaluation planned.
  - Insurance costs remain a concern.

### **II. Management Report**

- Routine Maintenance: Boilers, elevators, and fire suppression systems inspected; regular cleaning per contract.
- Updated HOA Policies:
  - Revised collection policy effective October.
  - Open flame policy – no grills within 10 feet of structures; electric grills only.
  - Parking Policy:
    - Each unit receives one unrestricted pass and one restricted pass (seasonal limitations around holidays).
    - The restricted pass will probably have around 5 weeks of blackout dates (Christmas, spring break, major weekends).
    - Passes available for pickup at Alpine Edge office; shipping available for a fee.
- Key Policy Review & Enforcement:
  - Unit access required for emergencies. Owners must provide current entry codes.
  - Smoking in units and renter pet violations are noted as ongoing concerns.

- Deck clutter recently addressed
- Reminders will go out regarding pet waste compliance.
- Insurance Industry Changes:
  - Wildfire reclassification has increased premiums 20–25% annually for several years.

### **III. Financial Review**

- FY2025 Financials: Budget generally on track; minor adjustments needed.
- FY2026 Budget:
  - Dues increase of \$25 to \$825/mo
  - Internet costs reduced, with added features
  - irrigation/water line budget increased.
  - Insurance rates expected to rise.
  - Management fees are adjusted annually by CPI.
- Reserves: Approx. \$200,000 reported as of June; hot tub removal funded by special assessment with savings redirected to reserves.

### **IV. New/Old Business**

- Review of Past & Future Capital Expenditure Projects
  - Hot Tub Demo & Landscaping:
    1. Pavers and grass installed; picnic table and potential grill (donation) considered.
    2. Discussion on limiting spending vs. enhancing common area; Board reaffirmed project was under budget and no new assessment needed.
    3. Community-building interest expressed; potential committee to organize social events.
- Future of Winter Shuttle:
  - Shuttle costs approx. \$29,000/year (1/3 of total, shared with townhomes). Lodge ridership estimated at 25%.
  - The Board will be looking into this more as we reach the end of the contract
  - No decisions made; shuttle lease in place through 2026.

### **V. Open Forum**

- Questions about HOA dues equality across units; governing documents state equal assessments for all units. The board will review with legal counsel for clarity.
- Deed-restricted units discussed; Summit County Housing Authority identified as resource for details.
- Concerns raised regarding landscaping costs and environmentally friendly practices; Board will review contracts and welcomes owner input.

### **VI. Election**

- Three expiring terms; four candidates submitted (Walt Lemanski, Carlo Biondolillo, Alison Crowe, Chris Blum).

- Online voting will follow the meeting, with candidate bios emailed to owners.
- Owners elect board members; the board assigns officer roles internally.

**VII. Next Meeting Date**

- Tentatively scheduled for Thursday, August 13, 2026, at 5:00 PM MST.

**VIII. Adjournment**

- Meeting adjourned at 7:00 PM.