

# WHITE WOLF TOWNHOMES

## 2025 ANNUAL HOMEOWNER MEETING MINUTES

August 1, 2025 – 12:00 PM MST

[Virtual via GoToMeeting](#)

### White Wolf Townhomes Board of Directors

- Dick Dodge – President - 2025
- Lisa Velte – Vice President 2027
- Mary Betley – Treasurer/Secretary 2026

### Alpine Edge Representative

- Erik Keefe – HOA Manager

### AGENDA

#### **I. Welcome**

- A. Roll Call; Determine Quorum; Meeting Protocol
  - i. The meeting was called to order by President Dick Dodge at 12:05 PM.
  - ii. Quorum confirmed (51% of ownership required).
- B. Introduction of Board and Management; Review Board Election
  - i. Board directors and the community manager were introduced to homeowners.
- C. Review and Approval of 2024 Annual Homeowner Meeting Minutes
  - i. **Motion:** Dick Dodge moved to approve the 2024 Annual Meeting minutes, which Lisa Velte seconded, and passed unanimously.

#### **II. Financial Review**

- A. Review FY2025 Financials by Treasurer, Mary Betley
  - i. 2024 ended with receipts in line with the budget but 5% increase in administrative/utility costs.
  - ii. Savings realized: 14% (snow removal), 15% (repairs/maintenance).
  - iii. Insurance premiums rose 20%, producing 5% overall deficit.
  - iv. 2025 Budget: Adjusted for new management, snow removal savings, and completed painting/staining project.
- B. Review Proposed FY2026 Budget
  - i. Operating budget: \$174,054.
  - ii. Monthly dues to increase from \$590 to \$620 (+5%).
  - iii. Reserve contribution reduced from \$78,180 (2025) to \$49,150 (2026).
  - iv. Administrative/operational expenses projected to rise 27%.
  - v. Discussion:
    - 1. Several homeowners voiced concern about reduced reserve contributions and the absence of a full P&L/balance sheet presentation.
    - 2. Management reported current balances:
      - a. Operating: \$72,644
      - b. Reserves: \$57,573
      - c. Edward Jones: \$18,000

3. Owners requested updated reserve study; Alpine Edge confirmed study is planned for 2026, estimated cost ~\$3,000.
- vi. Outcome:
1. Per the Colorado Common Interest Ownership Act (CCIOA), the budget is ratified automatically unless vetoed by 51% of owners.
  2. No vetoes received. Budget ratified.

### III. Other Business

#### A. Management Report

- i. Transition: Alpine Edge became a management company on January 1, 2025; AppFolio portal introduced.
- ii. Painting Project: Completed by Gambino Paint.
  1. Yellow-sided homes → pine green trim with “caribou” siding.
  2. Gray homes unchanged.
  3. All decks → lodge brown.
  4. Paint info available at Sherwin-Williams (Frisco).
- iii. Landscaping: New contractor, Niels Lunceford.
  1. Services include irrigation, mowing, seasonal cleanups, turf aeration, and weed control.
  2. Homeowners raised concerns about dead trees and bare areas. Enhancements to be reviewed at the board level.
- iv. Snow Removal: Vendor covers driveways and front entries; trigger 2–3” snowfall.
  1. Positive feedback on performance, but concerns raised regarding roof snow removal damage.
- v. Insurance Update: Farmers Insurance inspection pending.
  1. New no open flame policy (no grills/fire pits on decks).
  2. Alternatives discussed: designated community grilling area, electric/infrared grills.

#### B. Town of Breckenridge Dark Sky Policy Update

- i. Owners voted for the Birkdale fixture.
- ii. HOA will manage installation; Alpine Edge to handle compliance reporting.

#### C. General Policies

- i. Working Capital Discussion
  1. Declaration requires deposits at sale but is not enforced for 22 years.
  2. The Board is pursuing an amendment to remove the clause. Requires 67% owner approval, likely via mail-in ballot (electronic option being explored).
- ii. Design Guidelines and Procedures
  1. All exterior modifications (including windows, doors, and hot tubs) require approval.
  2. Process: Submit application → Architectural Committee review → Board approval → Alpine Edge notification.
  3. Architectural Committee (Mike Williams) to prepare compliance summary; board considering posting on HOA website.

#### **IV. Election**

- A. Election Process Review (*1 seat; 3-year terms*)
  - i. Nominees: Martin Burlingame and Robert Deal.
  - ii. Voting to be conducted via Election Buddy; ballots and bios to be distributed by Alpine Edge early the following week.
  - iii. Each home receives one vote via primary email.

#### **V. Open Forum**

- A. Snow removal concerns: Homeowner (Jonathan Neely) raised the issue of roof damage; management confirmed avoidance of unnecessary roof snow removal, but will review vendor procedures.
- B. Committee involvement: Madison suggested creating non-voting owner committees; supported by Mike Williams. Board noted committees may advise but not decide.
- C. Next Annual Meeting
  - i. Discussion on rescheduling meeting to October/November for fiscal alignment.
  - ii. Mixed homeowner feedback: some prefer August for visibility, others favor October for financial timing.
  - iii. Decision postponed; board to review governing documents.

#### **VI. Adjournment**

- A. Meeting adjourned at 1:43 PM.