

TANNHAUSER MANAGEMENT HOA

BOARD OF DIRECTORS MEETING AGENDA

Monday, February 7th, 2022 – 1:00 PM MST

- and -

Virtual via GoToMeeting

Tannhauser I Board of Directors

- Christina Mattar
- Mark Freeman
- George Lombardi
- Rick Freund

Alpine Edge Representatives

- Steven Frumess
- Brett Gunhus
- Jessica Martin
- Kimberlyn Bryant
- Martha Zaugg

GoToMeeting Access Instructions

Click below to join the meeting from your computer:

<https://meet.goto.com/AlpineEdgeHOAManagement/tannhauser-bod>

You can also dial in using your phone:

United States: [+1 \(872\) 240-3311](tel:+18722403311)

Access Code: 892-222-605

AGENDA

I. Welcome

A. Roll Call; Determine Quorum

The meeting was attended by all of Tannhauser's Board of Directors and the Alpine Edge management team listed above. Christina Mattar made a motion to begin which was seconded by George Lombardi.

II. Old Business

A. Snow Removal Quality Assessment

A full scrape of the front lot was completed, and the Board is happy with the results.

B. Parking

New parking placards have been sent out and AE feels comfortable towing vehicles without parking permits. AE will try to reach out to vehicles that are illegally parked but have parking placards before towing. Board had no objections to this. Mark asked if the parking placards go to the rental managers. Steven informed him that it is the owner's responsibility to make sure the rental management company gets them. Any former placards or 3rd party permits issued by rental companies will not be considered valid moving forward.

III. New Business

A. General Building Issues

1. Recent Leaks – Recently, there have been three leaks in the building. In Rick Freund’s unit (#227), a pipe that enters the apartment behind the drywall in the living room broke in three different places, all at separate time frames. AE got there quickly and mitigated the issue and is now drying out his place using dehumidifiers and heaters. Steven recommends that every unit in the HOA have an HO6 policy for insurance. He believes a claim needs to be filed due to there being a good amount of work that will need to be paid out of pocket by the owner. Rick thinks the pipes are a Common Element until they reach the inside of the unit. He will have an attorney look at the HOA documents to help determine what the owner is responsible for. Christina informed the Board that she spoke to American Family Insurance, and they said in situations like these it is the owner’s responsibility to file the claim even if the HOA is at fault. The homeowner’s insurance will deal with the HOA’s insurance directly. Rick told the Board and AE he will talk to his attorney and insurance company this week to get answers. Steven informed him that he needs to file a homeowners claim as soon as possible and asked if he already had an adequate HO6 insurance policy for the unit. Rick would like to know if American Family is interpreting the Association Bylaws or if they told Christina their normal process for filing a claim. There was discussion as to whether the unit had homeowners’ insurance with no clear answer. Steven informed Rick that it is Colorado State law that every condo has an HO6 policy to be renewed annually.

Steven informed the Board that AE met with Tim O’Malley to address the issues at Tannhauser and will have him look at all boilers and the glycol in the hydraulic system, as well as some of the renovations. Tim has already noticed that the wrong type of PVC pipe was being used in the basement renovation. AE will work with him to draft a list of things that need to take place, as well as some preventative maintenance, so we can avoid some of these issues in the future. Christina wants to have an investigation done on the building to evaluate the useful life span of everything. Steven agreed there needs to be a baseline of everything that needs to be done so priorities can be set. Martha introduced herself to the Board and presented a bid for a more basic building inspection, which would cost approximately \$750. A Reserve Study inspection would run the Association approximately \$3,500 to \$4,000. Martha will reach back out for a bid on the Reserve Study inspection. Christina requested a copy of the old reserve study that the previous property manager had done by HOA Services Inc. to be sent to the Board so they can study it. Christina would like to move quickly on this.

2. Handrails – The Association will borrow from their reserves for the handrails so they can be completed as soon as possible. The contractor will be using cedarwood which is a little more expensive but is more durable. Christina

said he reached out and will have everything on-site next Thursday. The Board agreed to use cedarwood. Christina made a motion to move quickly on repairing the handrails, which were seconded by Mark. George agreed though normally he would like to have more than two bids.

3. Renovation Update – Christina addressed the Board regarding the renovations. John Wagner evaluated the construction that has been done to date and said nothing was done to code. A building inspector came out and agreed with what John found. The permits he pulled were not even the right permits for the work he was doing. Unfortunately, everything will have to be redone. Tannhauser’s construction loan is down from \$400K to less than \$100K. It will be approximately \$300K to do redo and put the lobby back together.
4. Building Appraisal/Inspection –
The Board voted to enter an executive session to discuss ongoing issues with the renovation & whether a full building session is called for.

B. Board Vacancy - Rosemary Geier, Unit 315

New homeowner Rosemary Geier is interested in joining the Board and filling the vacant seat. Christina made a motion to vote her in, George seconded. All in favor.

IV. General Board Comments / Open Forum

There was a motion made by George Lombardi to enter into an Executive Session, which was seconded by Christina Mattar. All in favor.

V. Adjournment

There was a motion to adjourn made by George Lombardi, which was seconded by Mark Freeman at 2:15 pm.

